



35 Burnvale Place  
Livingston EH54 6GD  
Offers Over £

**Caesar & Howie**  
*Solicitors & Estate Agents*



## 35 Burnvale Place

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An excellent first buy, downsize or investment property is offered from this well presented and popular style first floor flat in central and sought after area. Comprises hall with storage, spacious lounge/dining, fully equipped fitted kitchen with appliances, two double bedrooms, both with built-in wardrobes. Modern bathroom with shower over bath. The location is within easy reach of the bustling town centre, supermarkets, amenities and entertainment venues. Easy access to motorway and commuter routes. Choice of rail stations. Early/flexible entry available. Chain free.

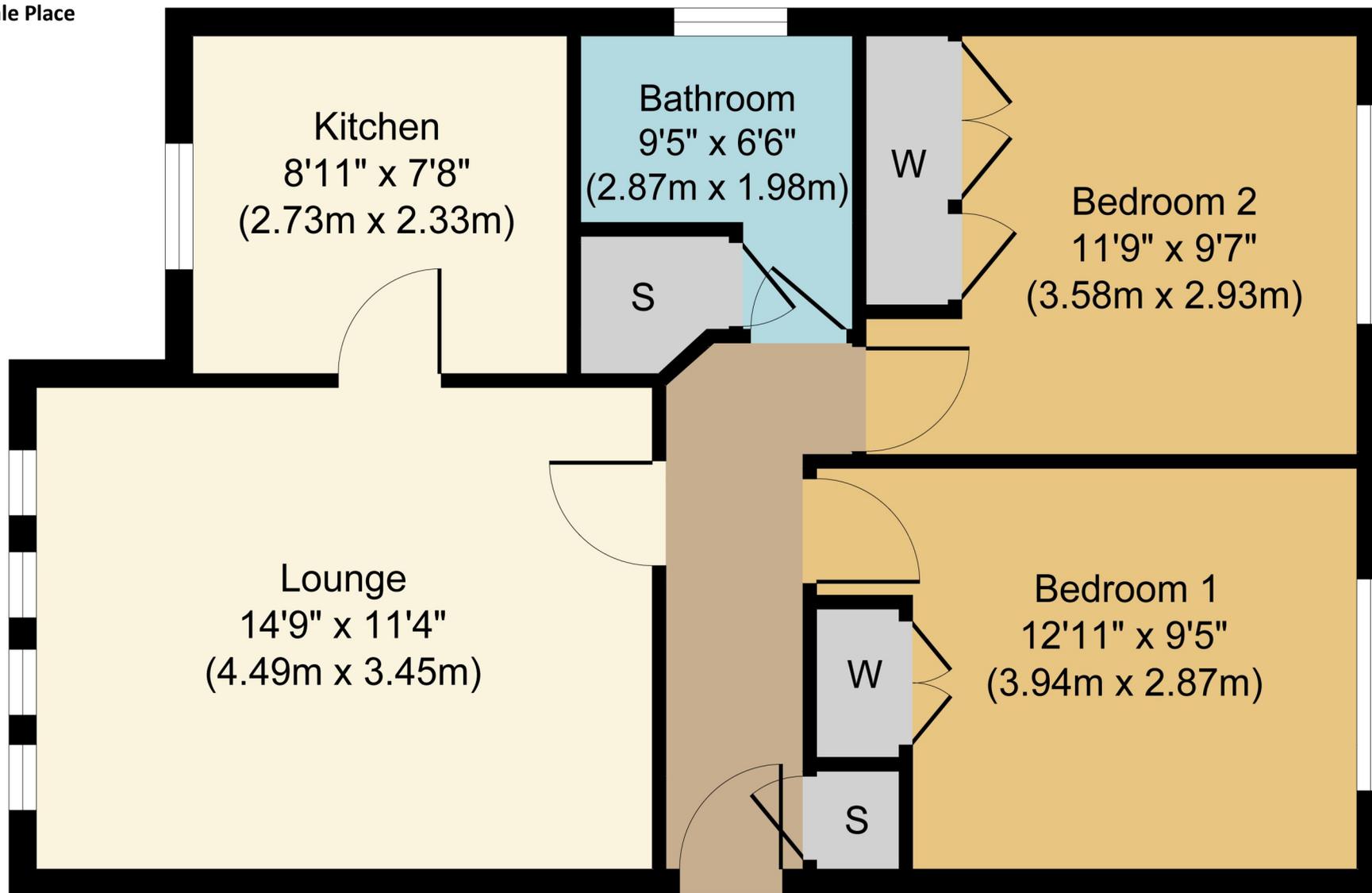
- **Communal entrance/door entry system**
- **Hallway/storage**
- **Spacious lounge**
- **Fitted kitchen/appliances**
- **Two double bedrooms/ fitted wardrobes**
- **Modern bathroom**
- **GCH & DG**
- **Adjacent parking**
- **Factoring service approx £92 per month**
- **Council Tax Band C**
- **Near shops, amenities etc**



Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [mam@caesar-howie.co.uk](mailto:mam@caesar-howie.co.uk)



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## First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.