



Solicitors & Estate Agents



Offers Over

£128,000

1 Burnvale Place

Livingston | West Lothian | EH54 6GD

A most appealing ground floor apartment forming part of an attractive modern development and enjoying an enviable corner position overlooking well-kept communal garden grounds.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Residents parking
-  Communal gardens
-  EPC rating – C
-  Council tax band- C



Description

A perfect first home or investment, the property is well placed to take advantage of excellent commuter links and superb range of amenities at the nearby Centre and McArthur Glen Designer Outlet, including a wide choice of supermarkets.

Internally the property is in good decorative order and offers well-proportioned accommodation which briefly comprises: entrance hallway with built-in storage cupboard, spacious reception/dining room with coving, carpeted floor and a pleasant open outlook over the shared garden, well equipped kitchen which has been fitted with a variety of base and wall mounted units, complete with coordinated worktops, splash tiling and range of appliances/white goods, two good sized double bedrooms both with built-in storage, and family bathroom with contemporary three piece white suite, heated rail, splash screen and over-bath shower.



Extras

All light fittings, blinds, floor coverings, white goods and integrated appliances will be included.

Gardens, Parking and Factor

The building is surrounded by extensive and well-maintained lawned gardens, bordered by well stocked planted beds and a variety of mature trees. Ample residents parking is located to the front and there is also access to a locked communal store. A factoring agreement is in place for the upkeep of the interior and exterior communal areas, which is payable to Hacking and Paterson and is presently charged at approx. £75 per month.

Viewing

By appointment through Neilsons (0131 625 2222).





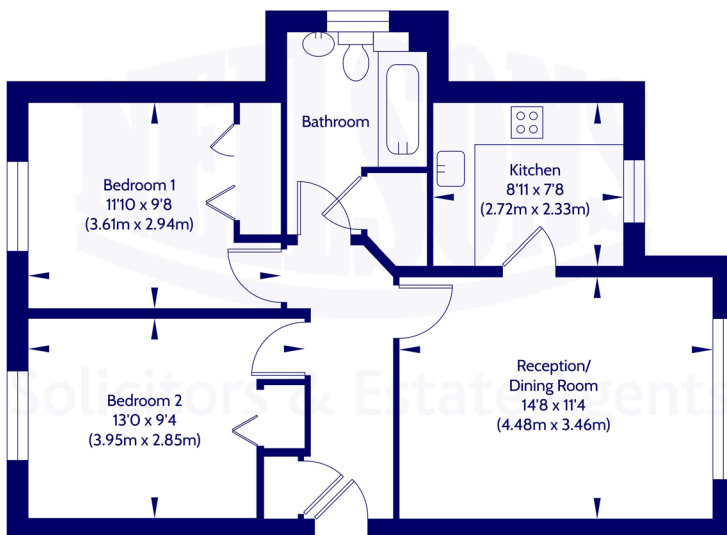
Location

Livingston is a thriving West Lothian town that offers the perfect blend of suburban living, modern amenities, and excellent connectivity. As one of Scotland's largest and most popular commuter towns, it enjoys a strategic location between Edinburgh and Glasgow, with swift access via road and rail links. The town boasts a wide range of shopping and leisure facilities, including The Centre, home to major high street retailers, supermarkets, and eateries, and the nearby Livingston Designer Outlet, featuring premium brands and a cinema. Outdoor enthusiasts will appreciate the abundance of green spaces, riverside walks, and local parks, while sports lovers benefit from numerous gyms, golf courses, and sports centres in the area. With a strong sense of community, diverse housing options, and ongoing development, Livingston continues to be a sought-after location for families, professionals, and retirees alike.



Approx. Gross Internal Floor Area 56.89 Sq M / 612 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

