



81 Burnvale, Livingston
£95,000



Derrick Mooney and RE/MAX Property are delighted to offer for sale this immaculate 2 bedroom flat, offering fantastic accommodation in a highly sought after location. Early viewing is recommended as this property is sure to be popular with young professionals, first time buyers and investors alike. The property consists of a spacious lounge, modern kitchen, 2 large double bedrooms and a stylish bathroom. The apartment further benefits from a secured entry door system, double glazing, gas central heating and ample residential parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

Burnvale is an incredibly popular residential area at the heart of Livingston. It's within easy walking distance of local amenities, including the Shopping Centre, Civic Centre and West Lothian College, and is well served by bus services to nearby towns and beyond. Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

Kitchen

Dimensions: 8' 11" x 7' 11" (2.73m x 2.42m). The kitchen has a window overlooking the front of the property. Base and wall mounted units, gas hob and electric oven, stainless steel sink with mixer tap, tiled splash back, vinyl flooring, 2 spotlights and radiator.

Primary Bedroom

Dimensions: 10' 0" x 11' 11" (3.04m x 3.62m). There is a window to the rear of the property. Central light fitting, carpeted flooring, radiator and triple fitted wardrobes.

Bathroom

Dimensions: 6' 3" x 6' 8" (1.90m x 2.02m). The bathroom comprises of an inset WC, an inset sink and a bath with overhead shower. Centre light fitting, partially tiled, grey laminate flooring and a radiator.

Bedroom 2

Dimensions: 10' 8" x 9' 5" (3.94m x 2.88m). With a window to the rear of the property. It has been laid with carpeted flooring, radiator and double fitted wardrobes.

Lounge

Dimensions: 14' 10" x 11' 4" (4.51m x 3.46m). The spacious lounge has been laid with carpeted flooring and there is a window to the front of the property. Central light fitting and radiator.

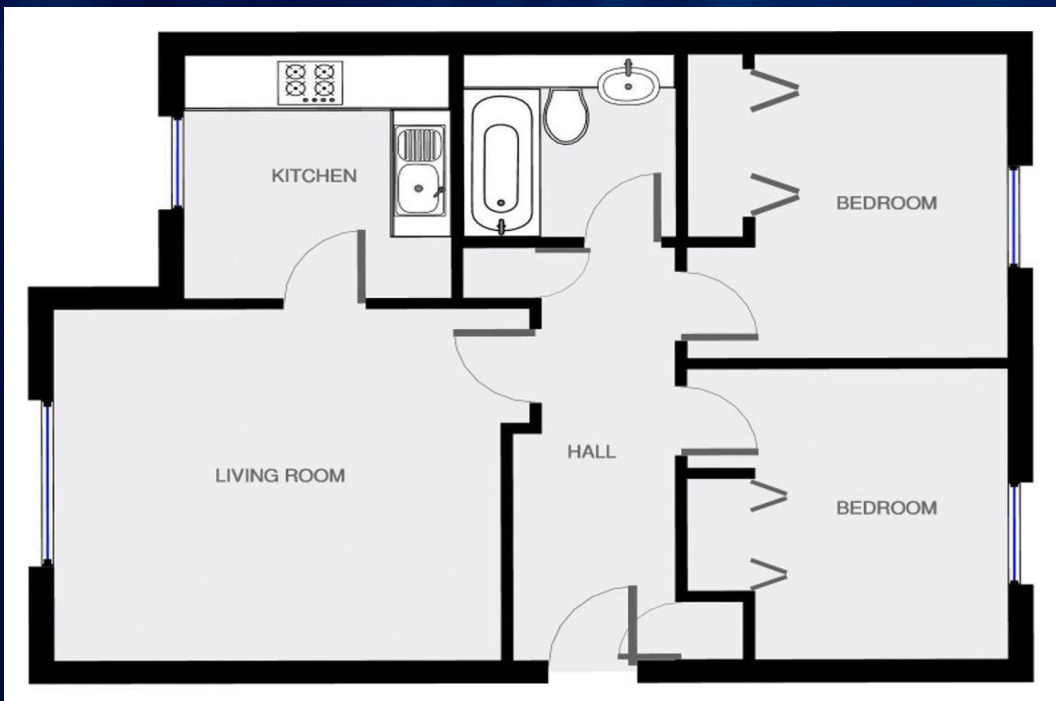
Entrance Hall

Access to the property is gained via a security entry system at ground level. The flat is located on the third floor and is accessed via a solid timber front door into the hallway. Central light fitting, laminate flooring, radiator and two storage cupboards.

Exterior

The property benefits from a bin store and ample occupant and visitor parking.







RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.