



RE/MAX Property



56 Burnvale Place, Livingston, EH54 6GD



Virtually Staged



This wonderful two-bedroom apartment is close to Livingston town centre and all its amenities. This ready to move in property would make an ideal purchase for an individual, couple or investor. Sharon Campbell and RE/MAX Property are delighted to offer to the market this fantastic home in Burnvale Place, Livingston, EH54 6GD.

This location is ideal, with the local neighbourhood offering a wide variety of amenities. Being centrally located in Livingston, it is a short walk to The Centre and Livingston Designer Outlet Centre, where there is a vast array of facilities, including: a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services, as well as many supermarkets. Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow both of which offer International Airports. Livingston North and South railway station are easily accessible. The Deer Park Country and Club and Golf Course is just a 10-minute drive away. There are several pleasant walks locally within the surrounding countryside. Nursery, primary and secondary schooling as also locally located.

The property comprises:

- Entrance Hallway
 - Lounge
 - Kitchen
 - Bathroom
- Two Double Bedrooms

Entrance Hallway

A secure communal entrance leads to this top floor apartment. The warm and welcoming entrance hall into the apartment has laminated flooring and neutral paint to the walls. From here there is access to all rooms and there is a storage cupboard. Benefiting from a ceiling mounted light fitting, a smoke detector, a single power point, a radiator and a handy intercom system for answering guests. The attic hatch allows storage solutions.

Lounge

4.360m x 3.393m (14'03" x 11'01")

This bright and spacious lounge has ample space for a dining table and chairs. The contemporary décor flows through with wood laminate to the floor and neutrally painted walls. Several windows to the front of the property bring in an abundance of natural light and there is a ceiling light. Also benefitting from power points, an aerial socket, an ethernet socket, a radiator and a smoke detector.



Kitchen

2.600m x 2.266m (08'06" x 07'06")

Well-equipped with a built-in four-ring gas hob, an electric oven, a fridge-freezer and washing machine, all of which are included in the sale. Finished with neutrally painted walls, complementary tile-effect laminate flooring, grey laminate worktops and wood-effect cabinet frontages, a warm and homely atmosphere has been created. A front-facing window allows natural light to brighten the room. Additional features include a stainless-steel sink with a chrome mixer tap, two spotlight fittings above the sink, two ceiling-mounted adjustable lights, an extractor fan, a heat detector and a radiator.



Main Bedroom

3.147m x 2.805m (10'03" x 09'02")

This lovely room is decorated with neutral tones to the walls and a fully fitted carpet to the floor. A built-in wardrobe provides hanging and shelving storage. A rear facing window allows in lots of natural light, with ceiling pendant light complementing this. There is a television aerial socket, power points and a radiator completing the room.

Bedroom Two

2.849m x 2.809m (09'04" x 09'02")

The delightful room is decorated in keeping with the rest of the apartment, in neutral, peaceful colours, with a carpet to the floor and painted walls. A window to the rear brings in natural light and a ceiling light enhances this. Storage is provided by an integrated wardrobe. A television aerial socket, an ethernet socket, power points and a radiator are all supplied.

Bathroom

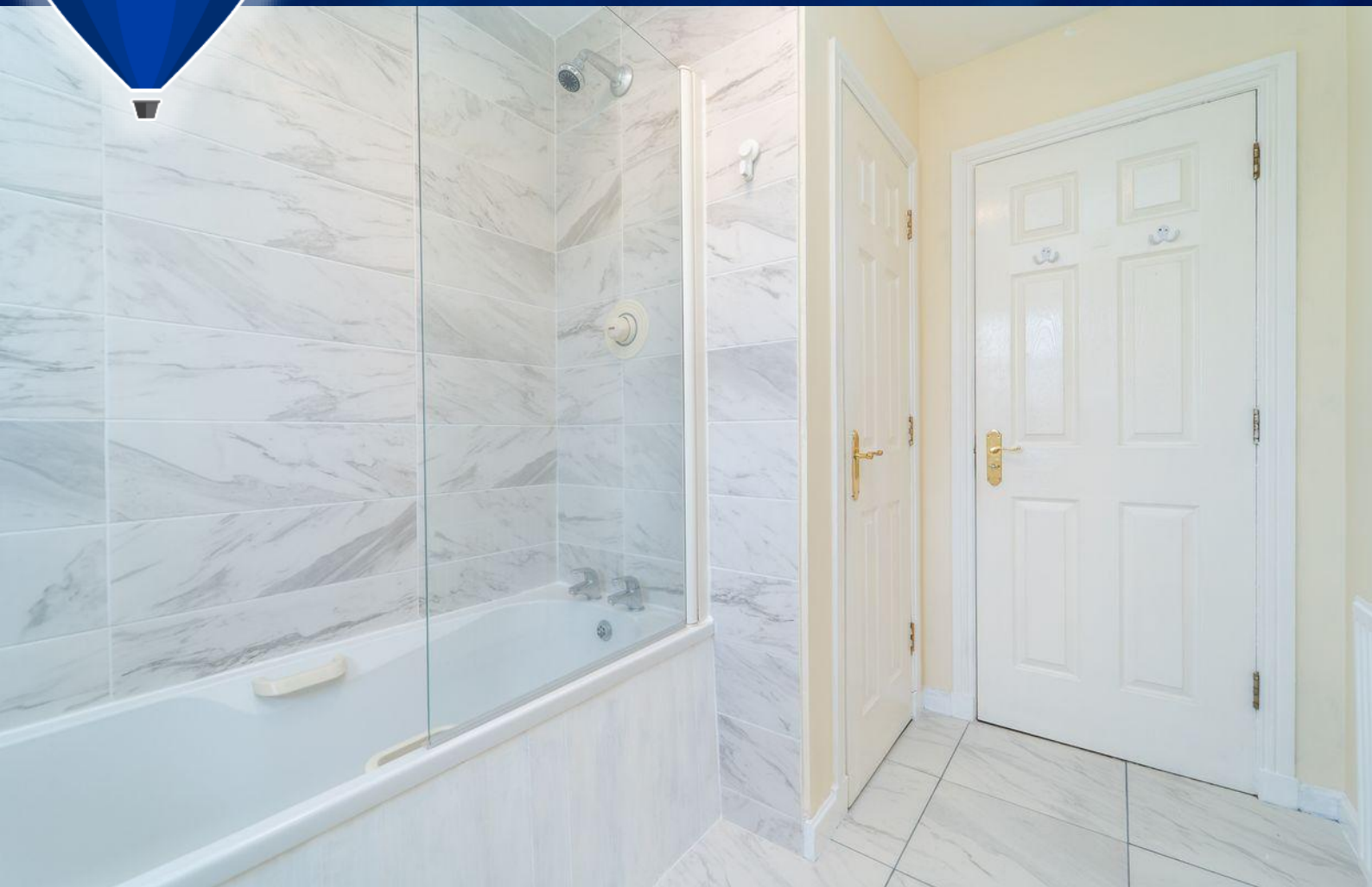
1.924m x 1.821m (06'03" x 05'11")

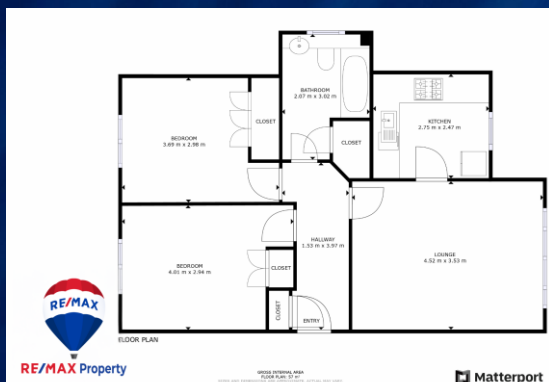
This relaxing bathroom is again decorated in neutral tones, with paint to the walls, marble tiles surround the bath and sink area and continue to the floor. The white suite consists of a back to wall toilet, an inset sink and a bath with an over bath shower. Also benefitting from a wall mounted mirrored cabinet, an extractor fan, a ceiling light, a shaving socket and a radiator.





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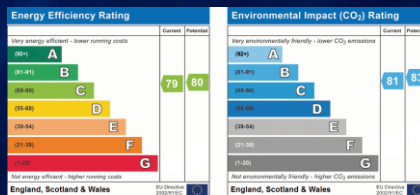
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