



6 Burnfield, Livingston Village, Livingston, EH54 7AS

RE/MAX Property

****A Wonderful Family Home with Garage and Wonderful Gardens****

This amazing house is in a great location providing easy access to all local amenities and to the centre of Livingston. A superb family home in Burnfield, Livingston, EH54 7AS, this home would suit a family, investor, first time buyer or downsizer. Sharon Campbell and RE/MAX property are delighted to bring this 3-bedroomed property to the market.

Comprising:

- Entrance Hallway
- Lounge
- Kitchen
- Dining Room
- Living Level Shower Room
- Utility Room / Home Office
- 3 Bedrooms
- Family Bathroom
- Garage
- Driveway
- Gardens

Livingston Village boasts nearby Eliburn Park, riverside and country walks and cycle paths, road links and a main line train station to both Edinburgh and Glasgow. It is also close to local amenities and is well served by bus services and is in catchment for the highly regarded Livingston Village Primary School. 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 has easy access to the A71 and Edinburgh bypass and the M8 and the M9 network. The closest railway links are at Livingston North; a regular bus service operates to Livingston and Edinburgh from the village and Edinburgh Airport is only 10 miles away. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.





Front Garden and Garage

A lovely approach draws you into this property. There is a grass area, bordering the double car driveway, some planting of shrubs with path leading to the rear garden. There is also additional parking bays and on-road parking available.

Entrance Hallway

A homely welcome awaits as you enter through a door with glazed glass panes. The modern décor begins with laminate flooring flowing seamlessly through to the kitchen with magnolia painted walls. A ceiling light, a radiator, cloakroom hanging space and under stair storage space complete this area.

Lounge

3.903m x 3.485m (12'09" x 11'05")

This bright lounge is decorated with magnolia painted walls and a wallpapered runner, with red carpet flooring. French doors to the rear allow natural light to fill the room, complemented by ceiling downlights. The space also includes a radiator, a smoke detector, a telephone socket and power points.

Kitchen

3.582m x 1.809m (11'09" x 05'11") plus 1.820m x 1.469m (05'11" x 04'09")

The contemporary kitchen has been recently fitted with white fronted units complemented by silver hardware and wood-effect work surfaces. A stainless steel one-and-a-half sink with drainer sits beneath a large window, with a blue tiled splashback adding contrast. Integrated appliances include a built-in oven, microwave, induction ho, and stainless-steel extractor fan. There is designated space for an under-counter fridge and an upright fridge-freezer. The room is finished with wooden laminate flooring for a modern touch.

Dining Room

3.496m x 2.648m (11'05" x 08'08")

This delightful room features wood-effect laminate flooring, continuing seamlessly from the kitchen and the walls have been finished in a fawn shade. A rear-facing window provides natural light and views of the garden, complemented by a ceiling-mounted pendant light. Fitted with a radiator and power points, with doors giving access to the kitchen, lounge, and home office/utility room.

Living Level Shower Room

1.681m x 1.699m (05'06" x 05'06")

The shower room is fitted with vinyl-effect wooden flooring and half-height tiling in a light blue tone, with wallpaper above. It includes a walk-in shower with an electric shower unit, a pedestal toilet and a pedestal sink. A glazed window to the front provides natural light, while a ceiling-mounted light and extractor fan are also installed. A radiator is fitted for comfort.

Utility Room / Home Office

3.429m x 2.633m (11'03" x 08'07")

This versatile room is finished with wooden laminate flooring and matching laminate work surfaces, complemented by a grey tiled splashback and white base units with silver handles. It offers space for both a washing machine and tumble dryer, along with a stainless-steel sink with half drainer and chrome mixer tap. Additional features include a radiator, power points, ceiling-mounted downlights, wall-mounted lighting and an extractor fan. The room also benefits from ample space to accommodate a home office setup.

Stairs and Landing

The hallway and stairs are fitted with a red carpet, complemented by yellow-painted walls with a decorative border. A mid-height window on the staircase allows natural light to brighten the space. Features include a ceiling-mounted pendant light, a smoke detector, and an attic hatch with built-in ladders providing access to a partially floored attic.

Main Bedroom

3.281m x 2.904m (10'09" x 09'06")

This lovely room is finished with dark green painted walls and a soft cream carpet underfoot. A large window overlooks the rear of the property, allowing natural light to brighten the space. The room further benefits from ceiling downlights, a radiator, power points and excellent storage provided by a triple built-in wardrobe.

Second Bedroom

3.520m x 3.282m (11'06" x 10'09")

This superb room enjoys natural light from the rear-facing window, further enhanced by a ceiling pendant light. It is finished with neutral painted walls and a cream carpet, whilst a radiator and power sockets provide everyday practicality.

Third Bedroom

3.576m x 2.641m (11'08" x 08'08")

A fabulous room with a front-facing window fills the room with natural light, enhanced by a ceiling-mounted pendant light. Decorated with grey painted walls and a soft grey carpet underfoot. A radiator and multiple power points are also provided.

Family Bathroom

3.205m x 1.699m (10'06" x 05'06")

This charming room has been recently upgraded and is finished with wood-effect laminate flooring and cream stone-effect tiled walls, creating a stylish modern look. It is fitted with a back-to-wall toilet, a sink set within a vanity unit and a bath with an overhead shower and curved glass screen. Additional features include a chrome ladder towel radiator, fitted storage units and a cupboard perfect for all linens.

Rear Garden

The garden features a paved path leading from the front of the house and wrapping around to create a perfect spot for outdoor furniture just outside the French doors from the lounge. A generous lawn is enclosed by a wooden fence, providing both privacy and security, with a gate at the rear offering convenient access. There is also planning permission in place for extensions over the garage and from the lounge.

Additional Items

Tenure: Freehold. Council tax band: D.

All fitted floor coverings and the kitchen items mentioned are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind. The white goods may be left at the owner's discretion.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670 TODAY.

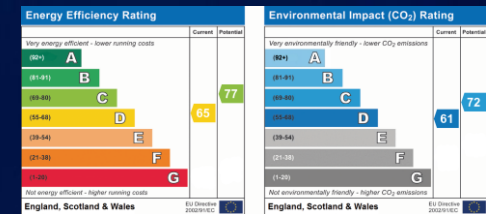
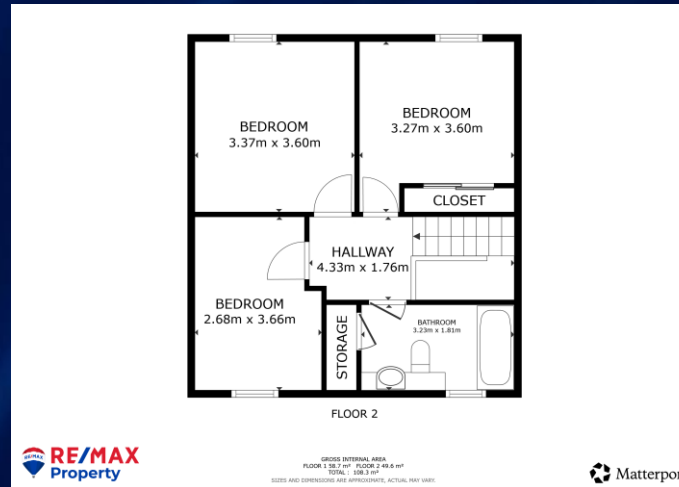
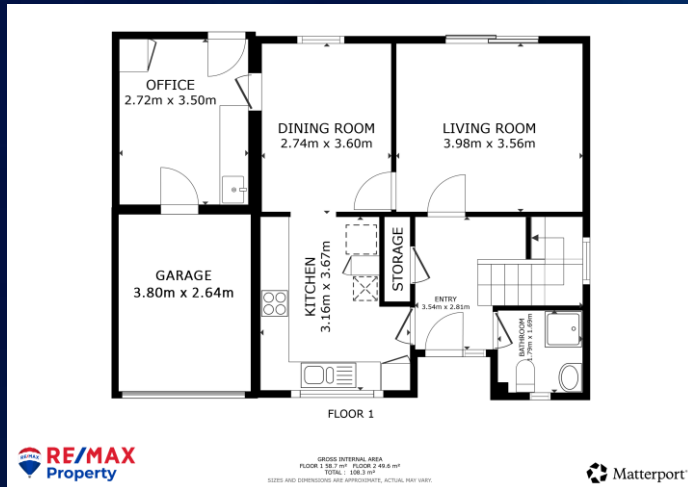
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