



Virtually Staged



62 Burnvale, Livingston



A superb two bedroom ground floor flat with brand new bathroom. Freshly decorated.

In an excellent location, close to town centre businesses, amenities and retail outlets.

Good parking.

Ideal first time buy or investment property.

Immediate availability.

Good connections to the local and national road network. Good bus services nearby and within walking distance of the Livingston central bus hub. Area served by two railway lines, through Livingston North and Livingston South railway stations.

You can book a viewing directly online, on by choosing an available booking slot, on our Remax Property web page. Search for Remax Livingston and choose the property listing then book the viewing slot which suits you.

Factor fees; Hacking & Paterson 103 E London St, Edinburgh, EH7 4BF. Fee is £94 per month, which includes building insurance and cleaning of common parts.

Greenbelt charge of £190 per annum for upkeep of grounds.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

Lounge

14' 8" x 11' 3" (4.48m x 3.44m)

Located to the front of the property this bright room benefits from daylight through the large window, offering views to the front of the building. The lounge is the ideal spot to relax and entertain family and friends. Neutral decor with wood effect laminate flooring.

Kitchen

8' 11" x 7' 10" (2.72m x 2.40m)

Well equipped kitchen with good workspace and storage. Includes spaces for under counter fridge and washing machine. The walls above the work surfaces are fully tiled. Gas hob, electric oven and gas central heating boiler. The room benefits from natural daylight through the front facing window.

Bedroom 1

10' 8" x 9' 5" (3.26m x 2.87m)

A double room with neutral decor and carpet flooring. The room benefits from natural light via a window which overlooks the grounds to the rear of the building. The room has a fitted wardrobe.



Bedroom 2

10' 0" x 9' 8" (3.04m x 2.94m)

This double room is positioned to the rear of the property and benefits from natural daylight through the window which offers views over the grounds to the rear of the property. Neutral decor with carpet flooring.

Family bathroom

6' 7" x 6' 3" (2.01m x 1.91m)

A brand new bathroom has been fitted prior to sale. The bathroom comprises a vanity basin unit with mixer tap, bathroom cabinet, bath with over bath shower and glass shower screen.

Hallway

13' 1" x 3' 11" (3.98m x 1.20m)

The wood effect laminate floored hallway provides access to the lounge, family bathroom, bedroom 1 and bedroom 2. The hallway has two storage cupboards with space to store cleaning equipment and other domestic necessities.





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. Covered by Consumer Protection from Unfair Trading Regulations 2008.