



32 Burnsknowe, Deans

Offers Over £159,000



32 Burnsknowe

Deans, Livingston

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Entrance Hall

Enter the property through the main door into a welcoming hallway that provides access to the upper level and the lounge. The space is well-lit by a central light fitting and kept comfortable with a radiator, creating a warm and inviting first impression.

Lounge

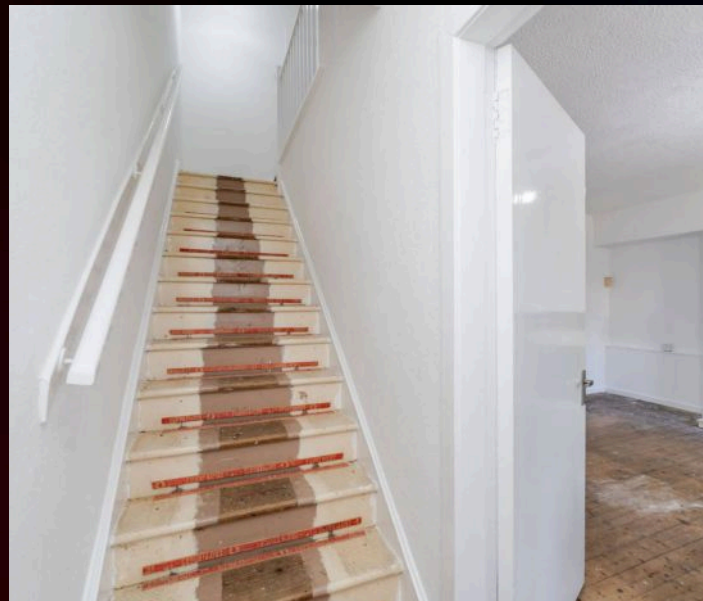
14' 11" x 14' 2" (4.54m x 4.33m)

This large and spacious lounge/diner features a front-facing window that floods the room with natural light, enhancing the bright and airy feel. The high ceiling adds to the sense of openness and elegance, complemented by a central light fitting. A radiator provides warmth, and the room offers easy access to both the kitchen and the hallway. With plenty of floor space, there's ample room to comfortably arrange a variety of furniture to suit your lifestyle.

Kitchen/Breakfast room

10' 11" x 10' 0" (3.34m x 3.06m)

This large and spacious kitchen is thoughtfully designed to combine practicality with everyday comfort. It offers ample room for a dining table and chairs, making it ideal for family meals or casual breakfasts. A generous rear-facing window fills the space with natural light, creating a bright and welcoming atmosphere. The kitchen provides convenient access to the rear hall and includes designated spaces for essential appliances such as a cooker and washing machine.



Rear Hall

9' 7" x 4' 2" (2.93m x 1.27m)

This good-sized rear hall offers practical access to the rear garden through a half-glazed door, allowing natural light to enter while providing a convenient exit to outdoor space. The hall features durable tiled flooring and a central ceiling light, ensuring a bright and easy-to-maintain area. A large walk-in storage cupboard adds valuable space for keeping household items neatly tucked away, making this rear hall both functional and efficient.



Bedroom 1

14' 6" x 9' 4" (4.41m x 2.84m)

The main bedroom is a great size, featuring a front-facing window that brings in plenty of natural light. A central light fitting and radiator ensure comfort throughout the year. With ample floor space, there's plenty of room for freestanding furniture with double fitted wardrobes.

Bedroom 2

14' 6" x 9' 4" (4.41m x 2.84m)

The second bedroom is a good size, featuring a rear-facing window that offers pleasant views and natural light. A central light fitting and radiator provide comfort and functionality, while the room offers ample space for freestanding furniture, making it an ideal guest room, child's bedroom, or home office.

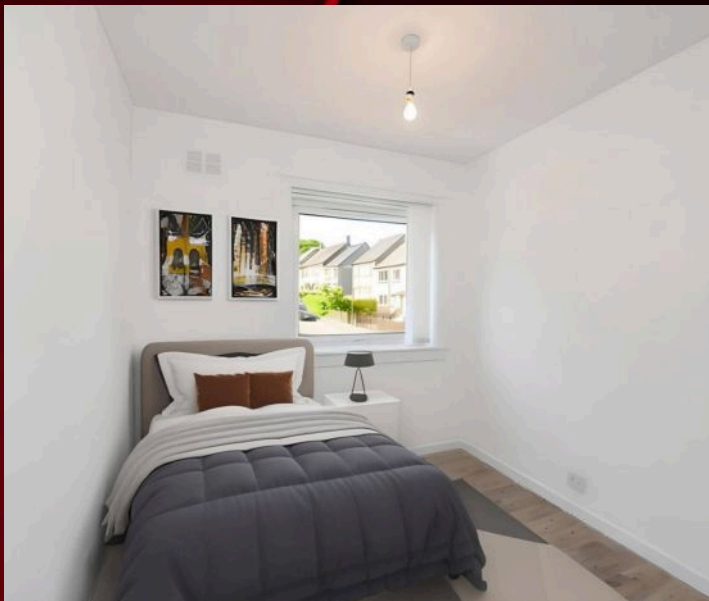
Bedroom 3

10' 3" x 8' 2" (3.13m x 2.48m)

The third bedroom is also a generously sized double room, featuring a front-facing window that allows in plenty of natural light. It includes a central light fitting and a radiator for year-round comfort, good size fitted wardrobe. With ample space for freestanding furniture, this versatile room can easily serve as a bedroom, guest room, or additional living space.

Shower Room

This generously sized shower room is both functional and well-lit, featuring a rear-facing window that allows natural light to brighten the space. It is fitted with practical vinyl flooring and a central ceiling light for added illumination. The room includes a sink, WC, and a shower cubicle equipped with an electric shower, offering convenience and efficiency. Splashback tiling around the sink and shower area enhances both hygiene and style, making this a practical and comfortable space for daily use.





FRONT GARDEN

The front garden is fully enclosed with a secure gate, offering privacy and a safe space for children or pets. It is mainly laid to lawn, providing a neat and low-maintenance outdoor area. A surrounding path runs all the way around the property, enhancing accessibility and adding to the overall tidy and well-kept appearance of the exterior.

REAR GARDEN

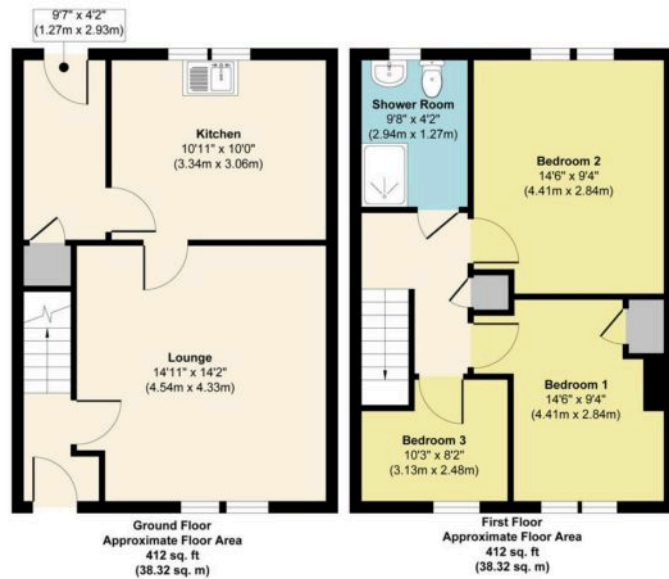
This generously sized rear hall provides easy access to the garden through a half-glazed door, allowing natural light to brighten the space. It features durable tiled flooring and a central light fitting, creating a clean and practical environment. A large walk-in storage cupboard offers excellent space for storing household items, making the area both functional and convenient for everyday use.

ON STREET

1 Parking Space



32 Burnsknowe, Deans, Livingston, EH54 8BG



Approx. Gross Internal Floor Area 824 sq. ft / 76.64 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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