



51 Burnvale, Livingston

Offers Over £135,000



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Livingston, Livingston

Carol Lawton and RE/MAX Estates Linlithgow are delighted to present this Spacious Top Floor Flat with lounge, kitchen, bathroom, 2 double bedrooms. Great storage, beautiful communal gardens.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



Bathroom

9' 11" x 6' 9" (3.03m x 2.05m)

This well-equipped bathroom features stylish tiled flooring and matching splashback tiles, complemented by a centre ceiling light and a radiator for added comfort. An opaque window provides natural light while maintaining privacy. The space includes a bath with a main shower and glass screen, a modern vanity sink and WC, a handy built-in shelf, and a generously sized walk-in storage cupboard—perfect for towels and toiletries.

Bedroom 1

9' 8" x 9' 7" (2.94m x 2.93m)

A generous double bedroom featuring a rear-facing window with a pleasant view, carpeted flooring, centre ceiling light, and a radiator for year-round comfort. The room benefits from excellent storage with a large triple wardrobe, making it both practical and inviting.

Bedroom 2

10' 11" x 9' 8" (3.32m x 2.95m)

This comfortable double bedroom features a rear-facing window offering a pleasant view, soft carpeted flooring, a centre ceiling light, and a radiator for added warmth. A fitted double wardrobe provides convenient storage, making this a practical and inviting space.





Entrance hall

13' 3" x 4' 0" (4.05m x 1.21m)

A well-presented hallway featuring carpeted flooring, phase lighting with ceiling spotlights, and a radiator for added comfort. This central space provides access to all main rooms, including the bathroom, and features a secure wooden entrance door with an entry system. Additional benefits include loft access, offering extra storage potential.

Lounge/Diner

15' 2" x 11' 5" (4.63m x 3.49m)

This bright and generously sized lounge features a large front-facing window that floods the space with natural light, creating a warm and inviting atmosphere. The room is fully carpeted for comfort and benefits from a central ceiling light and a radiator, ensuring a cosy environment all year round. A standout feature of this room is its ample space, easily accommodating a dining table and chairs — perfect for entertaining or family meals. The lounge also provides direct access to both the kitchen and main hall, enhancing the flow and functionality of the home.

Kitchen

8' 11" x 6' 10" (2.72m x 2.08m)

A bright and functional kitchen featuring a front-facing window, tiled flooring, and matching splashback tiles. Well-lit with two sets of spotlights, it offers ample storage, space for a washing machine, a stainless steel sink with mixer tap, gas hob with extractor fan, built-in electric oven, and a space for a free-standing fridge. A radiator adds year-round comfort.





COMMUNAL GARDEN

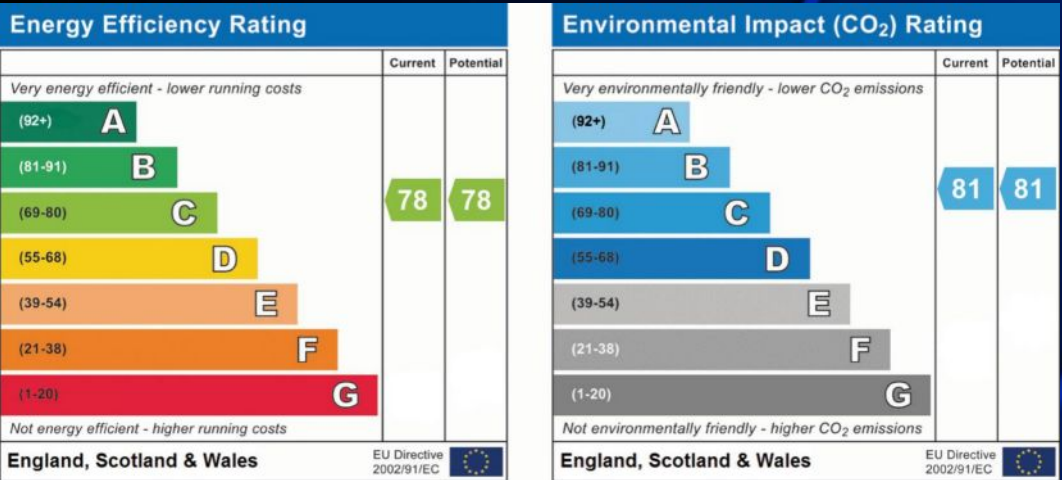
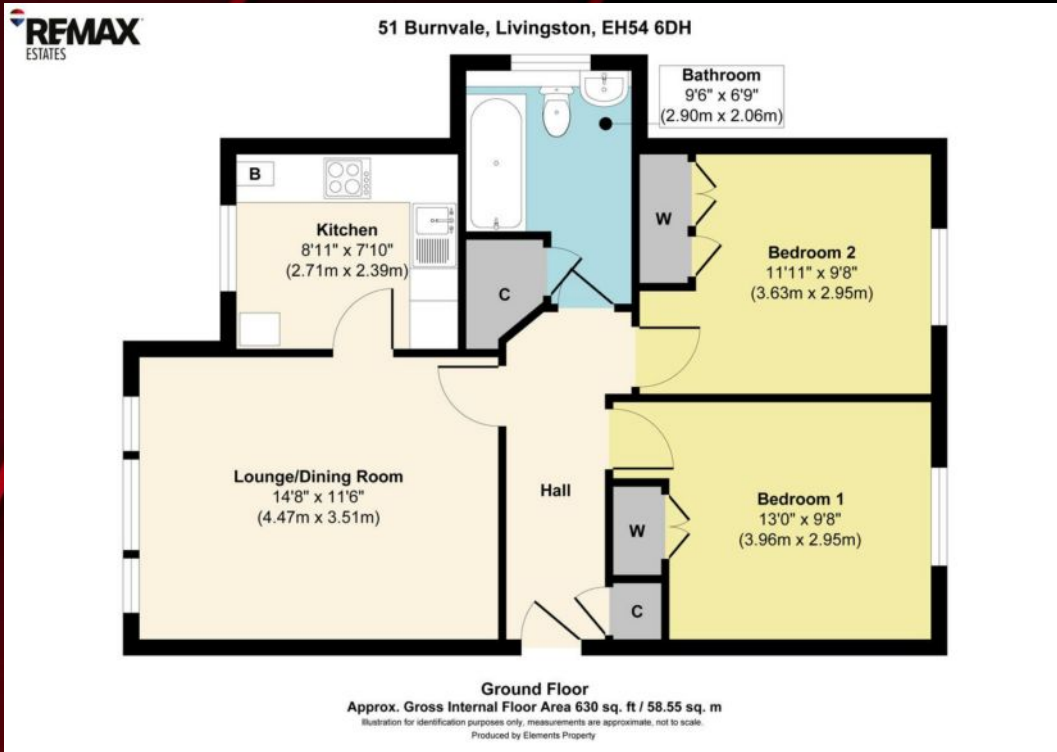
This flat benefits from beautifully maintained communal gardens that surround the property, providing a peaceful and attractive setting.

OFF STREET

1 Parking Space

The flat also benefits from communal off-street parking, along with convenient visitor spaces for guests.







RE/MAX Estates

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