



RE/MAX PROPERTY



**27 Burnvale, Livingston,
West Lothian, EH54 6DD**



A wonderful two bedroom first floor apartment, close to town centre. This walk-in property would make an ideal purchase for an individual, couple or investor. Lorna MacDonald and RE/MAX Property delighted to offer to the market this home in Burnvale, Livingston, EH54 6DD.

The 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.

Entrance Hallway

Entrance to the building is through a secure wooden and glass door, leading along the carpeted corridor to the wooden door of the property. The modern décor begins with white painted walls and carpet to the floor. There is a cupboard for storage found in the hall. There is a ceiling light, an intercom handset, a smoke detector, a radiator and a power point to complete this area.

Lounge

4.519m x 3.463m (14'09" x 11'04")

This inviting social space is decorated with carpet to the floor and white painted walls. Windows to the rear of the property allow in lots of natural light. A ceiling light, a radiator, and power points are also provided.

Kitchen

2.733m x 2.337m (8'11" x 7'08")

The welcoming kitchen has several wall and floor mounted units with light wood effect frontages which are complimented by grey work surfaces and white tiled splashback. The décor is finished with light blue painted walls and tile effect vinyl to the floor. There is an under counter oven, a built in four ring gas hob, a built in extractor hood, a tall fridge freezer and an under counter washing machine, which will be included in the sale. The sink area comprises of a mixer tap over a stainless-steel sink with drainer. The window to the rear allows in natural light and is further complemented by a ceiling light and downlights over the sink area. A radiator and power points complete this room.



Primary Bedroom

2.939m x 2.945m (9'07" x 9'07")

A wonderful room which is finished with white painted walls and carpet to the floor. The front facing window allows in natural light and is enhanced by a ceiling light. A built in wardrobe provides hanging and shelving storage space. A radiator and power points complete the room.

Bedroom Two

3.262m x 2.862m (10'08" x 9'04")

The delightful second double bedroom is finished with magnolia painted walls and carpet to the floor. The window to the front allows in natural light and is complemented by a ceiling light. A built-in wardrobe provides an abundance of hanging and shelving space. A radiator and power points complete the room.

Bathroom

2.040m x 2.800m (6'08" x 9'02")

A serene bathroom featuring a white 3-piece suite, including a bath with a mains shower overhead, a built-in sink, and a back-to-wall toilet. White tiles surround the bath and vanity splashback, while the remaining walls are painted white. Black tile effect vinyl flooring adds a touch of sophistication. A large cupboard offers ample storage, and natural light floods in from the side window. A ceiling light, shaver socket, extractor fan, and radiator are also provided.

External area

There is an abundance of parking to the front and shared green space surrounding the property.

Additional Items

All fitted floor coverings and kitchen appliances mentioned, will be 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.

VIEWING

Arrange an appointment through RE/MAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

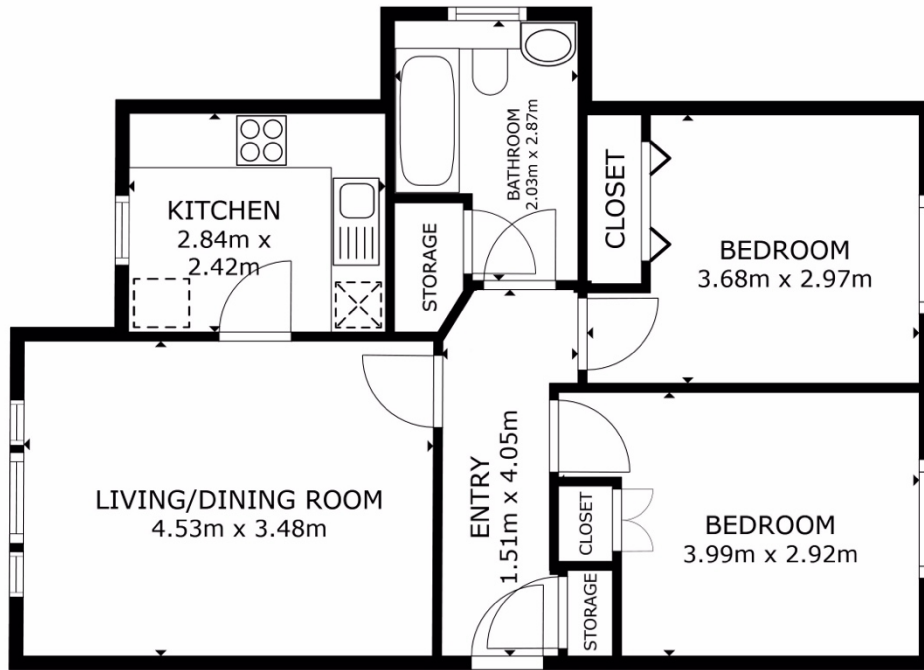
All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

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







FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 58.5 m²
TOTAL : 58.5 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	81	Scotland		EU Directive 2002/91/EC	84

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.



Lorna MacDonald
07778 547461

lmacdonald@remax-scotland.net

RE/MAX PROPERTY

RE/MAX House, Fairbairn Road, Livingston, EH54 6TS
T: 01506 418555 F: 01506 418899 E: info@remax-livingston.net

www.remax-livingston.net