

14 Burnvale, Livingston, EH54 6DD



Description

14 Burnvale is a most impressive and spacious 2-bed dual-facing second floor flat forming part of a modern, factored development, ideally located in a very popular and convenient part of central Livingston within easy walking distance of local amenities and good transport links. Benefiting from carefully considered interior specification, with contemporary finishes and creating a wonderful abode that will no doubt appeal to an individual or professional couples.

- Central reception hallway with storage cupboard
- Bright living/dining room
- Stylishly appointed kitchen
- Two good sized double bedrooms, both with built-in wardrobes
- Superb shower room featuring a contemporary white suite
- Gas central heating and double glazing ensures a comfortable and ambient living environment
- Secure entry system
- Communal landscaped grounds
- Residents parking

Extras

The fitted carpets, curtains, oven, hob, cooker hood, washing machine, and fridge/freezer are included.

Other items of furniture may be available for separate negotiations.

EPC Rating: B

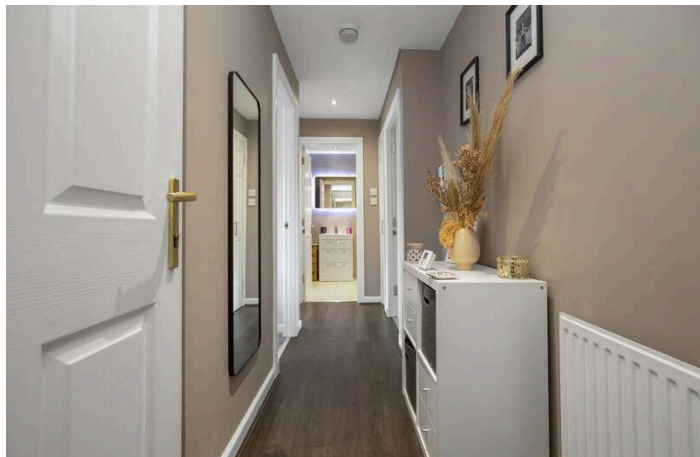
Price and Viewing

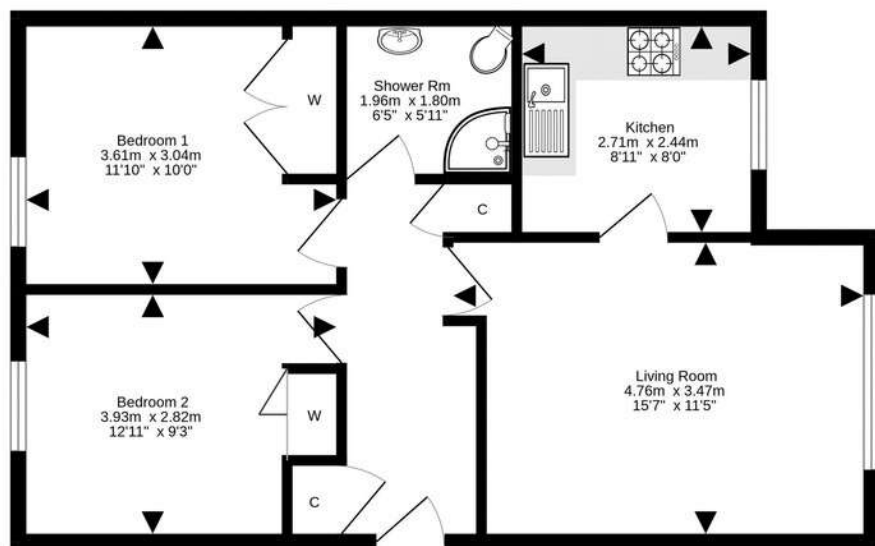
For price and viewing information or further details on this property please contact us on 0131 557 3188.



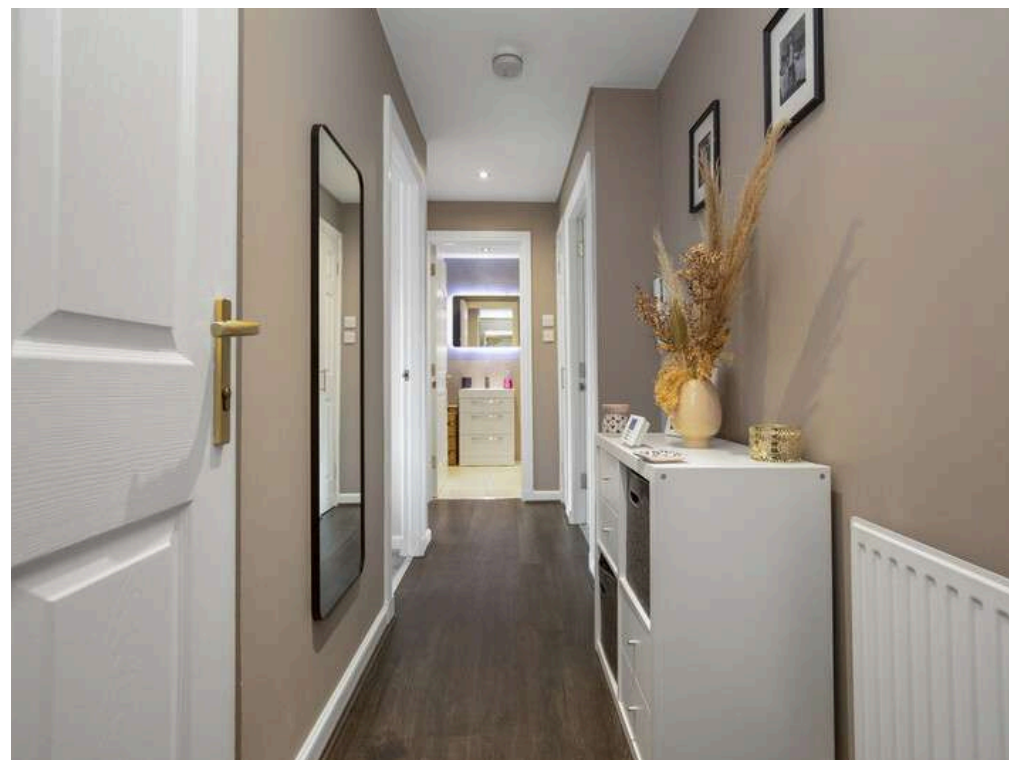
Location

Livingston, the largest town in West Lothian is a popular and thriving location for families and professionals alike. Residents enjoy access to many attractions including Five Sisters Zoo, and scenic parks and woodlands such as Almondell and Calderwood Country Park, and Beecraigs Country Park. For sporting pursuits, keen golfers will love the exclusive Deer Park Golf and Country Club. People from all over flock to Livingston Centre and Livingston Designer Outlet which boasts an extensive range of high street and designer retailers, casual dining options such as Nando's, Wagamama, Pizza Express, an indoor Adventure Golf centre and a multi-screen VUE cinema. Immerse yourself in live music, theatre, exhibitions, and dance at the Howden Park Centre, a stunning venue for the arts in the heart of Livingston. There are a variety of supermarkets close by including an ASDA and a Morrison's. Local schooling includes Williamston Primary School and James Young High School. Livingston is an excellent commuter location thanks to its proximity to the M8 along with two railway stations with regular links to Edinburgh and Glasgow.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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