

Property Connections



Estate Agent

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71 Burnvale, Livingston

Niall McCabe and Property Connections are thrilled to bring to the market this bright & spacious 2 bedroom newly decorated apartment. The property is ideally situated in the highly regarded Burnvale, Livingston and is perfectly located close to all local amenities and enjoys sprawling views over surrounding Livingston. Finished in calming, creamy tones throughout this property offers 2 spacious bedrooms, sun lit lounge with picture window, breakfasting kitchen and family bathroom, further benefits include ample residents & visitor parking.

Livingston is well placed for schooling for all ages and stages, as well as 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.

Finished in delightful, creamy hues the entrance hallway offers an attractive introduction to the rest of the attractive décor on offer. From here you gain easy access to both bedrooms, family bathroom and living spaces.

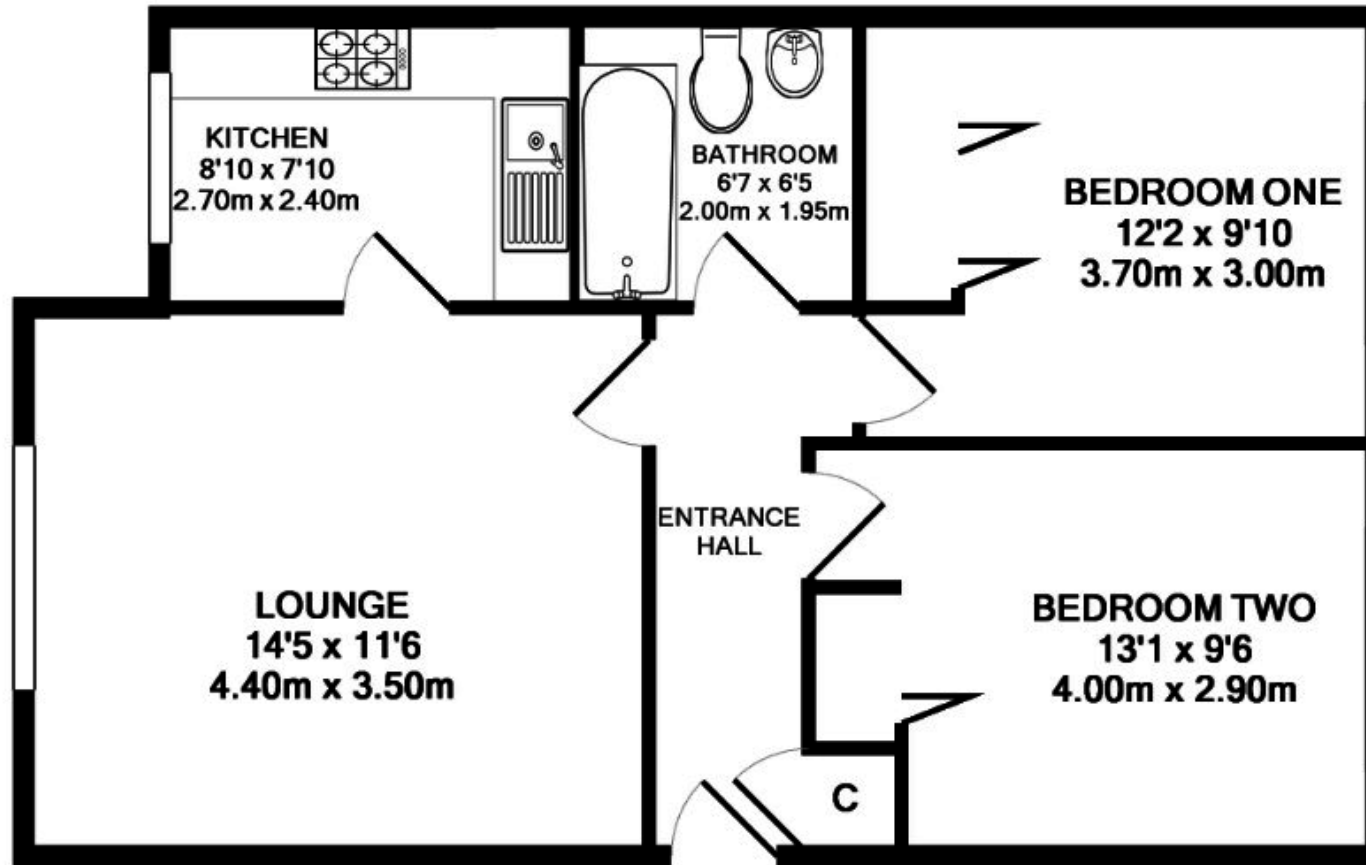
Situated at the front of the property and boasting a picture window with sprawling views over surrounding Livingston, the formal lounge is of generous proportions and offers attractive décor. Flooring is chic laminate, and there is a central light fitting.

Offering ample base & wall mounted cabinetry complete with attractive worktop & splash-back tile design, the breakfasting kitchen is of generous proportions. It offers an abundance of integrated appliances, space for a breakfasting area and large window.

Bedroom 1 is a lovely size and has also been freshly decorated in a neutral palette. Window formation is to the rear – and floods the room with an abundance of natural lighting.

Bedroom 2 is also a sizable double which offers ample space for various furniture formations, flooring is attractive laminate and there is a large window looking onto the rear.

Completing the accommodation is the 3-piece family bathroom which has been recently upgraded. It comprises; large bathtub with overhead shower, w.c and wash hand basin – both built into a trendy vanity unit. There is attractive floor and wall tile design and an extractor fan.



All room measurements are approximate and taken at their widest point





Whilst the above particulars are believed to be correct, they are not warranted and to do not form part of any contract.