





Carol Lawton and RE/MAX Property are delighted to offer to the market this good sized 2 bedroom apartment in the heart of Livingston. This apartment would be perfect for first-time buyers or for a buy-to-let investment. The property consists of generous lounge, attractive kitchen, 2 double bedrooms and a modern bathroom. The apartment further benefits from ample residential parking, gas central heating & double glazing.

some of the images featured on this listing may have been digitally staged with furniture for illustrative purposes.

Freehold Property

Council tax band: B

Factor Fees: TBC

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 and some images may have been digitally staged with furniture for the purpose of illustration. 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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

The location is fantastic with the local neighbourhood offering a wide variety of amenities. Burnvale is only a short walk from The Centre and Livingston Designer Outlet where there is a vast array of facilities including a cinema,

### Bedroom 2

10' 8" x 9' 5" (3.24m x 2.87m)

Another great bedroom with front facing window, carpet flooring, central light and double fitted wardrobe, ideal for additional storage.

### Bathroom

6' 3" x 6' 5" (1.91m x 1.96m)

The bathroom comprising of a white WC and sink with a chrome tap and bath with a chrome tap an overhead mains operated shower with glass shower screen. There is a central light fitting, partially tiled walls, tiled flooring and a radiator.



**Hall**

13' 4" x 3' 10" (4.06m x 1.18m)

Enter via a wooden door into this freshly painted welcoming hall that provides access to the lounge, 2 bedrooms and bathroom. Featuring central light fitting, carpet flooring, radiator and large storage cupboard.

**Lounge / Diner**

14' 8" x 11' 4" (4.47m x 3.45m)

The lounge is a very spacious room with a large front view window which fills the room with natural light, featuring carpet flooring, central light, radiator and providing access to the kitchen, this room has ample space for a dining table and chairs.

**Kitchen**

8' 0" x 9' 1" (2.43m x 2.77m)

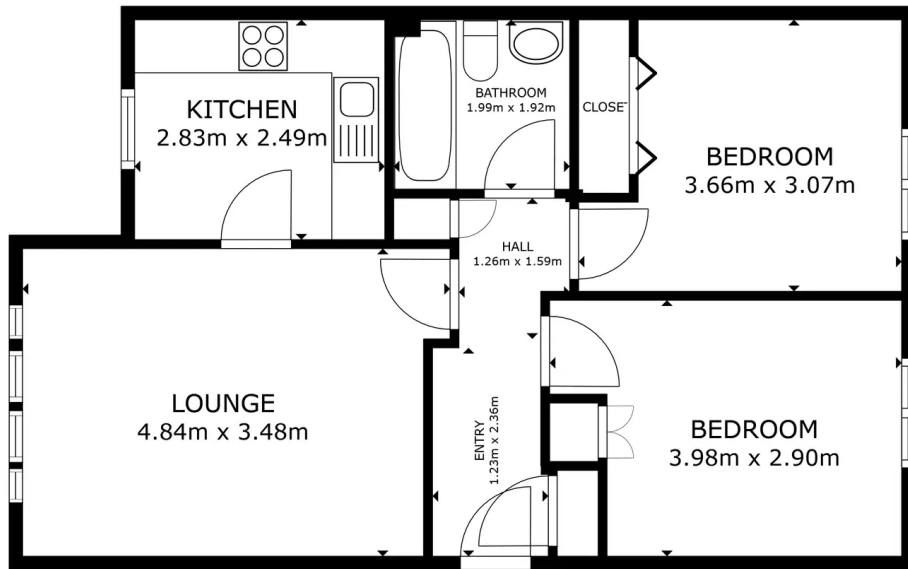
The kitchen is well equipped with an abundance of storage, wall and base mounted kitchen units and a new complimentary worktop. Featuring new vinyl flooring, central light fittings and a radiator. There is gas hob with overhead built in extractor fan and an oven, undertop fridge freezer and washing machine. gifted by the vendor no guarantee.

**Bedroom 1**

10' 0" x 9' 7" (3.05m x 2.92m)

Bedroom 1 has a window to the front of the property with central light fitting, triple fitted wardrobe offering excellent hanging and storage space, carpet flooring and a radiator.





FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 57.1 m<sup>2</sup>  
TOTAL : 57.1 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



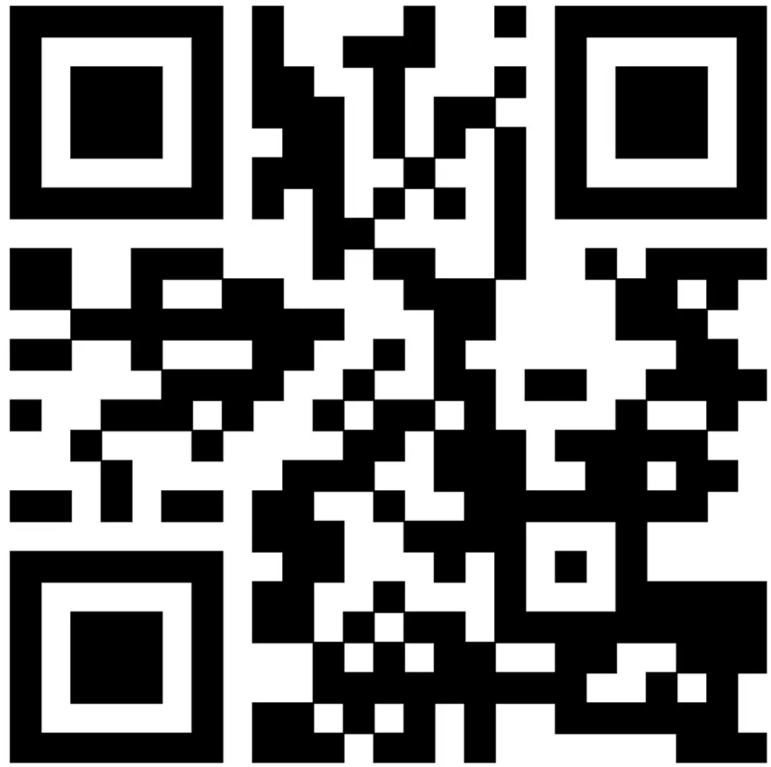
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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

Scan Here to Download



The Home Report



## RE/MAX Property

Remax Property, Remax House - EH54 6TS

01506 418555 • [info@remax-livingston.net](mailto:info@remax-livingston.net) • [www.remax-livingston.net](http://www.remax-livingston.net)



Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.