







**\*Exquisite 2 Bedroom Top Floor Apartment!\***

Niall McCabe & RE/MAX Property are proud to present this truly exquisite two-bedroom top-floor apartment, ideally situated in the prestigious heart of Burnvale, Livingston—just moments from the town centre. Set within an exclusive development, the property showcases elegant finishes, generously proportioned interiors, and offers a superb opportunity for first-time buyers seeking style, comfort, and convenience.

Livingston offers excellent shopping facilities at the extensive Shopping Centre, Livingston Designer Outlet and the new Elements Centre. Primary and secondary schools are within easy reach. The commuter is well catered for with motorway; trunk roads and a rail link all offering rapid alternative transport to Edinburgh, Edinburgh Airport, Glasgow and throughout Central Scotland. The West Lothian area and Livingston in particular also offers a variety of recreational, leisure and entertainment amenities.

Freehold Property

Council Tax Band C

Factor Fees; Hacking & Paterson 103 E London St, Edinburgh, EH7 4BF. 0131 523 1575. Fee is approximately £200–230 per Qtr

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.

***Please Note; the boiler with this property is being sold as seen with no warranties or guarantees***

### **Lounge**

15' 9" x 11' 7" (4.79m x 3.53m)

A luxurious front-facing lounge boasting oak-effect flooring, elegant neutral finishes, and an impressive footprint—offering versatile furniture layouts and creating a refined space to relax or entertain in style.

### **Kitchen**

9' 0" x 8' 2" (2.74m x 2.48m)

A glamorous kitchen featuring an extensive range of base and wall units, space for appliances, a charming front-facing window, and striking high-end finishes—blending style and practicality with ease.

### **Bedroom 1**

11' 11" x 10' 3" (3.62m x 3.12m)

A sizeable principal bedroom with sleek laminate flooring, fitted wardrobes, stunning neutral finishes, and peaceful rear-facing views—offering comfort, style, and serenity.

### **Bedroom 2**

13' 0" x 9' 6" (3.97m x 2.89m)

A gorgeous second bedroom, currently styled as a dressing room, this large double offers modern finishes, sleek flooring, and flexible use to suit your lifestyle.

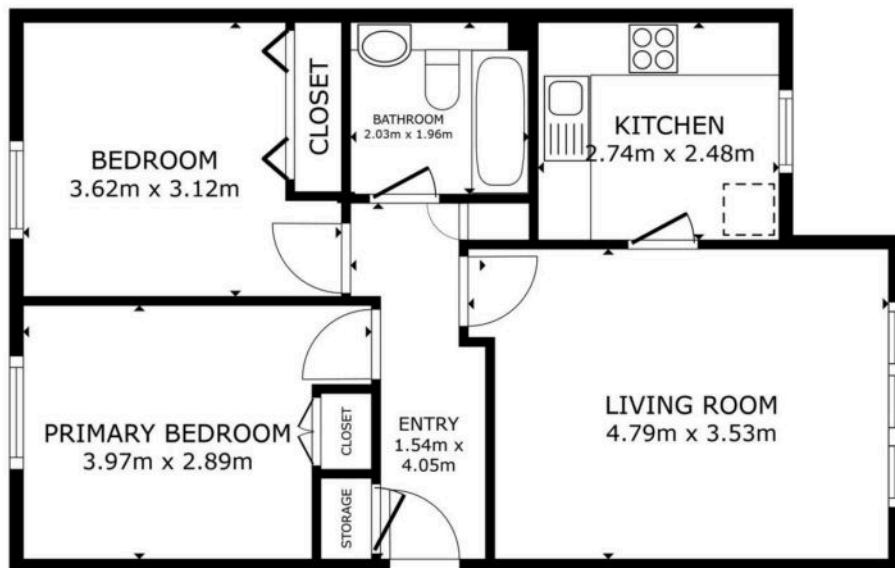
### **Family Bathroom**

6' 8" x 6' 5" (2.03m x 1.96m)

A sublime 3-piece family bathroom featuring a sleek bathtub with overhead power shower and striking tile design—combining style and functionality effortlessly.







FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR PLAN 56.9 m<sup>2</sup>  
TOTAL: 56.9 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





**RE/MAX Property**

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