



Estate Agents and Solicitors

## 97 Burnvale, Livingston, West Lothian, EH54 6DQ

Light & Beautifully Presented, Two-Bedroom, Dual-Aspect, Second-Floor Flat

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# Property Description

Light and beautifully presented, two-bedroom, dual-aspect, second-floor flat, forming part of a factored residential development. Superbly located for shopping and transport links, in Livingston, West Lothian.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a bathroom.

Freshly prepared for the market, features include a modern fitted kitchen and bathroom suite, contemporary flooring throughout, and leafy views. In addition, there is gas central heating, double glazing; and good integrated storage provision including wardrobes for both bedrooms.

The development includes a secured entry system, ample unrestricted residential parking with additional visitor spaces, and well-maintained grounds.

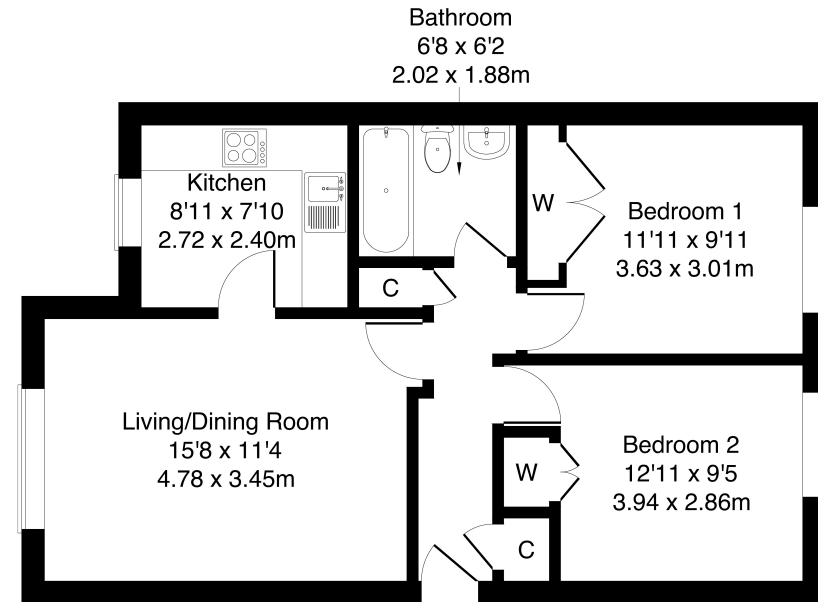
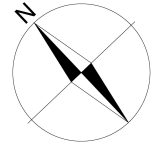
A welcoming entrance hall gives access to the majority of the property, including two convenient built-in storage cupboards, and features the secured entry handset and wood effect flooring, matching the bedrooms and lounge. Set to the front, a spacious living room offers space for both lounge and dining furniture and includes a central spotlight fixture. Set off the lounge, a stylish kitchen is fitted with modern units, wood effect worktops with matching upstands, a tiled surround, a sink with a drainer; and an integrated electric oven and gas hob; with a fridge/freezer and washing machine available by separate negotiation.

Two similarly sized double bedrooms, overlook the shared garden ground to the rear and include built-in wardrobes and pendant light fittings. Completing the accommodation, set internally off the hall, the bathroom includes a fitted suite, a mains shower over the bath, tiled-splash walls and a shaver point.



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Approximate Gross Internal Area: (614 sq ft - 57 sq m.)



**Legal Disclaimer :** Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Livingston, the largest town in West Lothian, has an excellent range of shopping and recreational facilities, including the renowned Livingston Centre and Livingston Designer Outlet, along with extensive local shopping and a range of supermarkets. There is also an excellent choice of sports and leisure pursuits including a network of walking and cycle paths, parks, woodlands, swimming pools, golf courses, libraries, a

multi-screen cinema, and sports centres. Well-regarded nursery, primary and secondary schools are available locally, and Livingston has excellent transport links, with the M8 passing to the north of the town, and the A71 to the south. Two railway stations serve separate railway lines, connecting with Edinburgh, Glasgow and other subsidiary destinations.





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