




McEwan Fraser Legal
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8 Burnvale
LIVINGSTON, WEST LOTHIAN, EH54 6DD

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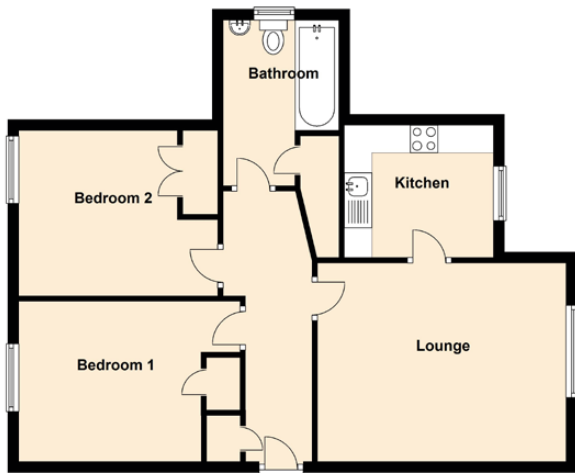
The town of Livingston offers a selection of amenities which include a nursery, primary and secondary schooling, supermarkets, cinemas, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town offers a wealth of shops and specialist stores housed in the main Almondvale Centre and Livingston Designer Outlet. Livingston is also well placed for the commuter with road links via the M8 motorway network to Glasgow and Edinburgh, both of which offer International Airports. The town is also served by a mainline railway station (Livingston South is approximately 2.5 miles away) and bus station giving access to surrounding areas and beyond. There are also a number of country parks, country walks.

On entering this apartment, it is immediately apparent that the current owner has meticulously looked after this home, which is fit for today's modern living. The entrance hallway benefits from large storage cupboard plus security entry phone system. To the front of the property the bright and airy lounge allows for good furniture configurations. The kitchen comes complete with oven, gas hob, cooker hood, fridge and washing machine. There are two good sized bedrooms both benefiting from built-in wardrobes and also allowing for free standing furniture. The partially tiled family bathroom completes the property internally with shower from mains over bath, WC and wash hand basin. This property also benefits from a well maintained communal stair, gas central heating and full double-glazing throughout and bike shed. There is ample parking on street parking for family and friends. Early viewing advised to avoid disappointment.



Fantastic two bedroom top floor flat





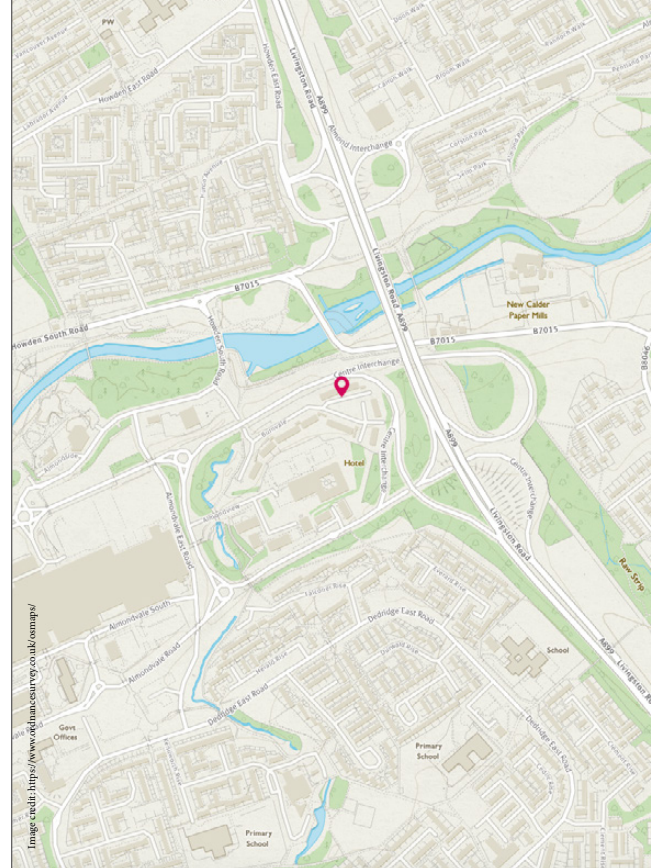
Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.50m (11'6")
Kitchen	2.70m (8'10") x 2.40m (7'10")
Bedroom 1	4.00m (13'2") x 2.90m (9'6")
Bedroom 2	3.60m (11'10") x 3.00m (9'10")
Bathroom	3.00m (9'10") x 2.10m (6'11")

Gross internal floor area (m²) - 58m²

EPC Rating - C

Please Note: washing machine and fridge are included in the sale.



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**Part
Exchange
Available**

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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