

107 Burnvale

LIVINGSTON, WEST LOTHIAN, EH54 6DQ



TURN-KEY CONDITION, TOP FLOOR FLAT
WITH LOFT STORAGE AND LEAFY VIEWS



0131 524 9797

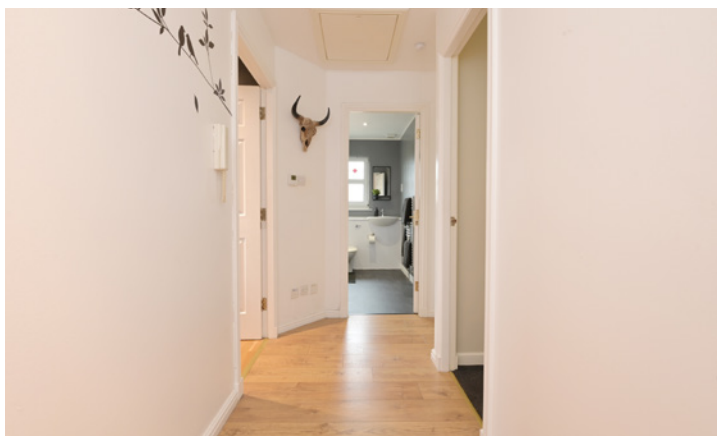


www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present Burnvale to the market in turn-key condition. Set within a popular and well-kept development, this beautifully presented top-floor apartment offers generous proportions, modern style, and calming leafy views.

The entrance hall sets the tone with its fresh décor and wood-effect flooring, offering access to each room and excellent built-in storage and access to the loft, ideal for keeping seasonal items neatly tucked away.

The lounge is a standout space, finished in rich tones that complement the natural light pouring in from the large window. The outlook stretches across mature trees, creating a private and tranquil backdrop, while the layout easily accommodates both relaxing and entertaining areas.

The Property



Open-plan to the kitchen through an aesthetically pleasing archway, the flow between the two rooms makes the most of the space. The kitchen itself is sleek and contemporary, featuring gloss cabinetry, contrasting worktops, integrated appliances, and a breakfast bar for casual dining. Thoughtful lighting and stylish fittings add a polished finish to the overall design.





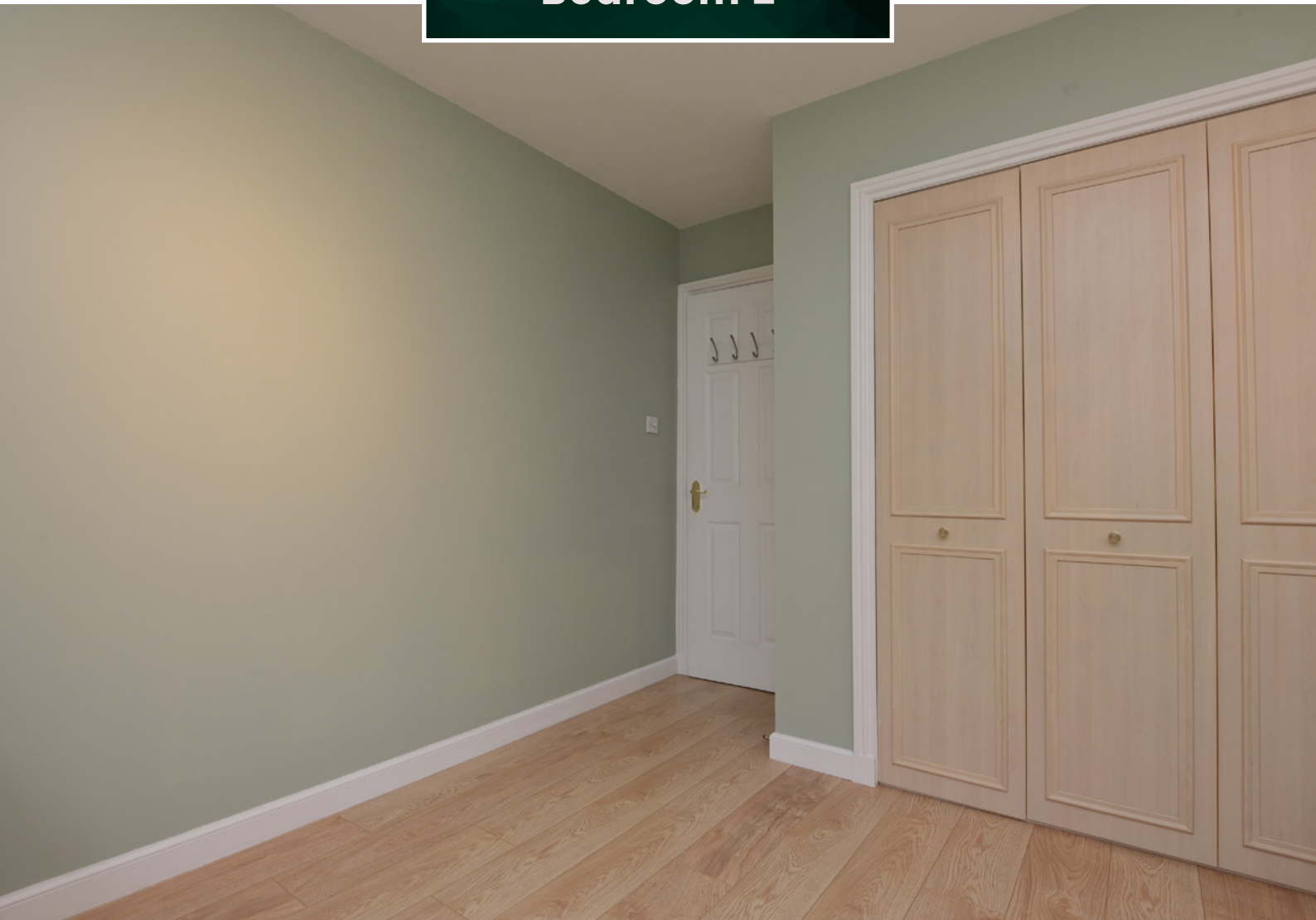


Both bedrooms are generous doubles, each offering a restful atmosphere and fitted wardrobes for convenience. The main bedroom enjoys soft neutral décor and built-in storage, while the second bedroom, equally inviting, is perfect as a guest room, home office, or dressing space.





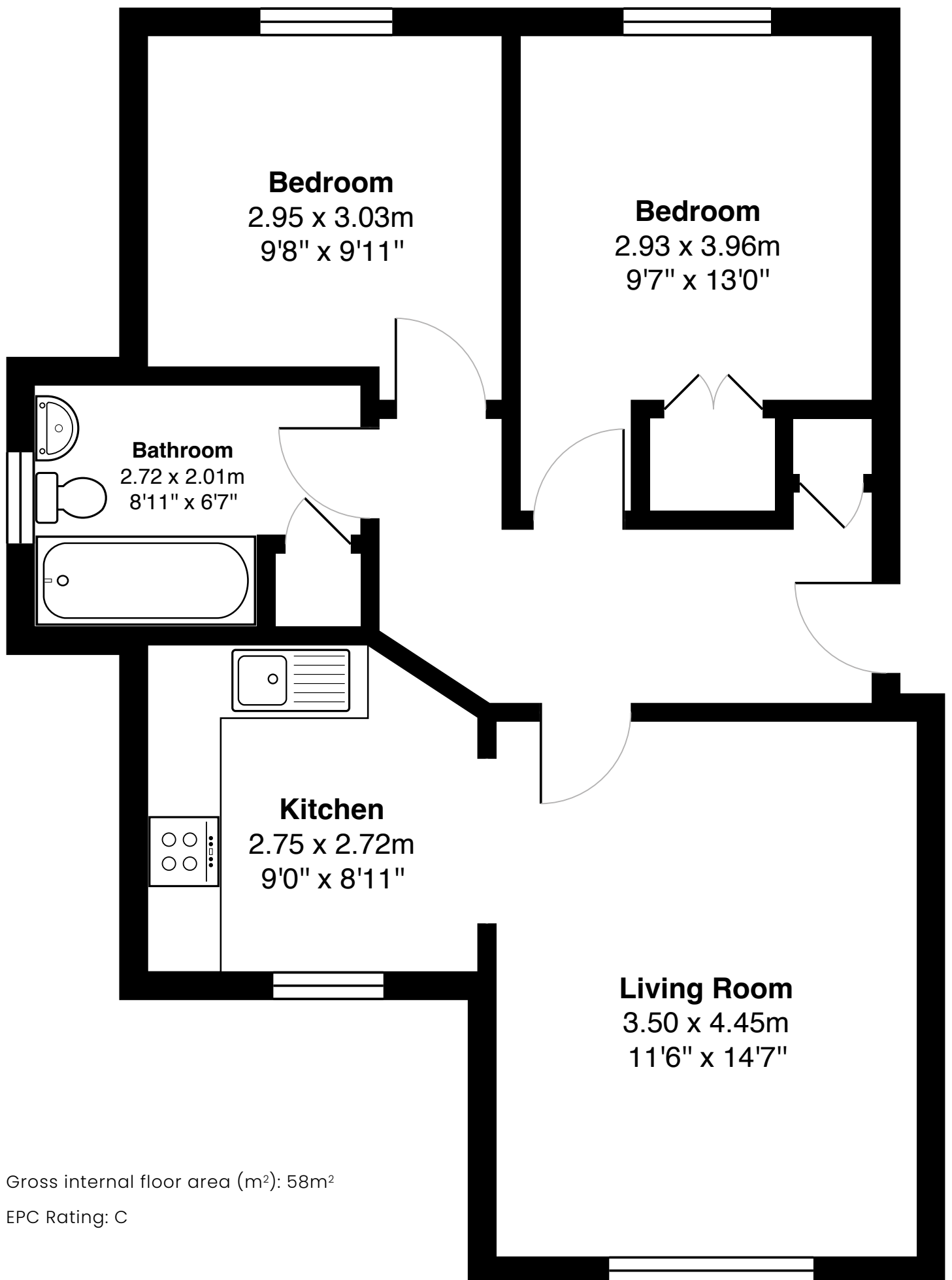
Bedroom 2





The bathroom has been finished to a high standard with modern tiling, a rainfall shower over the bath, and quality fittings, completing the home with style and practicality.





Gross internal floor area (m²): 58m²

EPC Rating: C



Presented in true move-in condition, this property combines contemporary comfort with peaceful leafy surroundings, ideal for first-time buyers, couples, or anyone seeking a home that balances style with serenity.

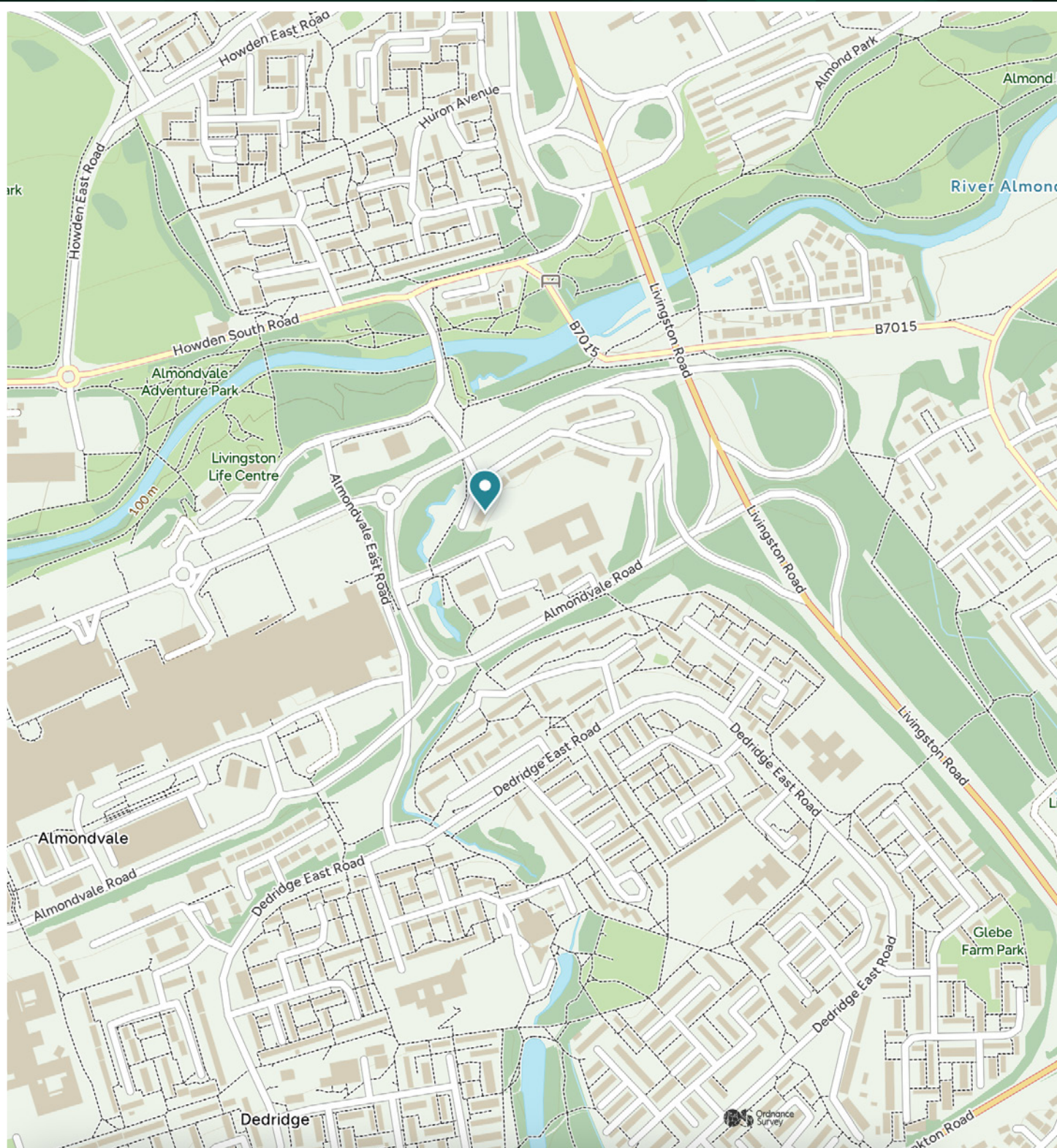




The property enjoys a highly sought-after position within a quiet yet central part of the town, surrounded by well-kept communal grounds and leafy surroundings. Everyday convenience is close at hand, with Asda and The Centre Shopping complex just a short walk away, providing an excellent range of shops, cafés, and leisure facilities.

A regular bus service operates nearby, offering reliable links throughout Livingston and to neighbouring towns, making it easy to stay connected without the need for a car. Its prime position also allows quick and effortless access to all parts of Livingston and beyond, perfectly combining central convenience with a peaceful residential setting. For those who enjoy time outdoors, there are also several local parks and woodland walks nearby, completing the appeal of this superbly located home.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
EMMA LYNCH
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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 or warranted. 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 and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.