



Livingston | Burnvale | Offers Over £130,000

A stylish and spacious top-floor apartment in the heart of Livingston, perfect for first-time buyers seeking modern comfort and convenience.



Welcome to 91 Burnvale, a charming top-floor apartment located in the heart of Livingston that promises to be a dream first home for the aspiring homeowner. With its two spacious bedrooms and a contemporary bathroom and a striking kitchen, this apartment is designed for comfort and style, offering an amazing home in a bustling town.

As you step through the entrance hallway, you're greeted by a handy store cupboard and a glimpse of the character that defines this home, thanks to the striking wallpaper accentuating one wall. Venture further, and the bright lounge/diner invites you to relax and entertain with ease, with ample space for a dining table and a tasteful green palette complemented by bold wallpaper.

The well-equipped kitchen is a culinary haven, boasting dark green base and wall units adorned with wood-effect worktops and matching splashbacks, all finished with elegant brass handles. With an integrated oven and hob, plus space for a free-standing washer and fridge/freezer, everything you need is at your fingertips.



The master bedroom is a sanctuary of space and style, easily accommodating a super king-sized bed and featuring a fitted wardrobe against a backdrop of tastefully selected dark green walls and feature paper. The second bedroom, another generous double, offers a fitted wardrobe and soft neutral tones, creating a serene space for rest.

The recently upgraded bathroom is a sleek, modern space with a 3-piece suite, shower, and chic wet wall panelling, complemented by a large store cupboard for your convenience.

Comfort is assured year-round with gas heating and double glazing. Step outside, and you'll find yourself within walking distance of Livingston's town centre and designer outlet, not to mention the well-maintained shared grounds and ample parking for residents and visitors alike.





Extras: Floor coverings, curtain poles, light fittings and white goods (except the fridge/freezer)

Location: Livingston is a vibrant town brimming with charm and modernity. Situated just a short drive from Edinburgh, Livingston offers a perfect blend of urban amenities and natural beauty.

At the heart of Livingston lies its bustling town centre, its range of shops, cafes, and restaurants beckon residents and visitors alike. From high-street retailers to quaint boutiques, there's something to cater to every taste and preference.

Livingston is blessed with an abundance of green spaces and recreational facilities. The picturesque Almondell & Calderwood Country Park provides a tranquil escape from the urban bustle, with its wooded trails, riverside walks, and picnic areas.

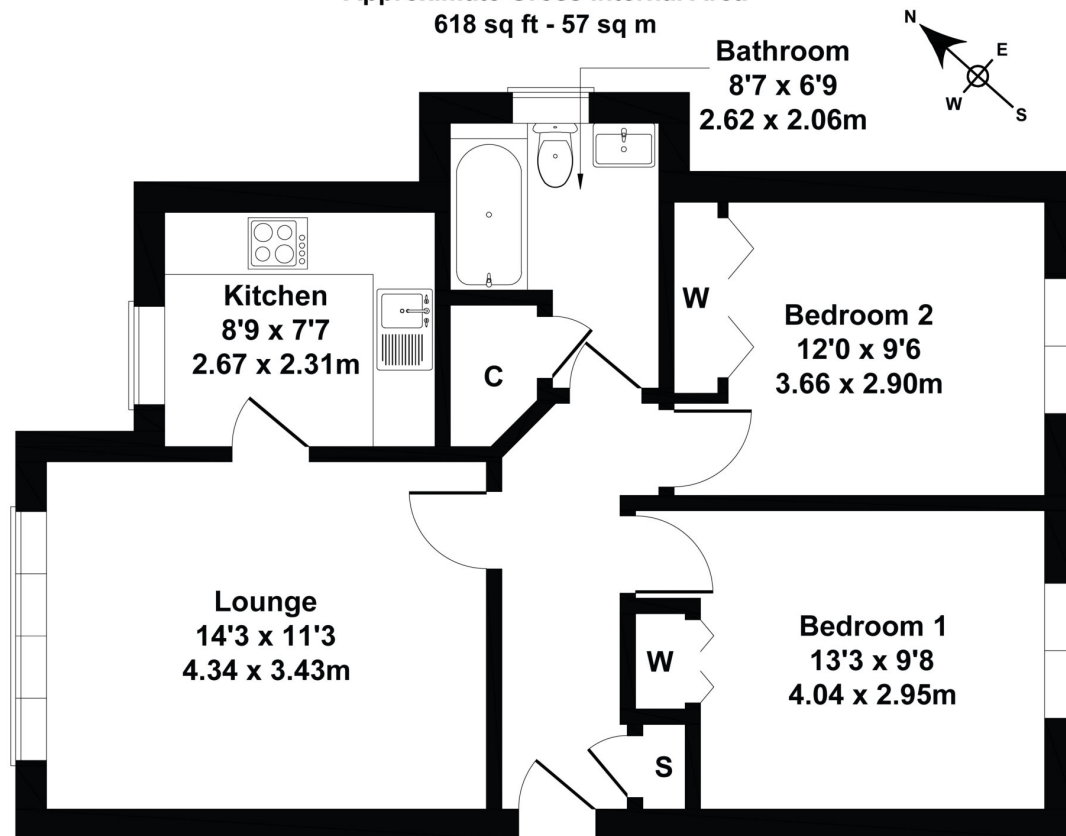
The town's well-planned layout incorporates schools, healthcare facilities, and community centres, ensuring that residents have access to essential services within easy reach.



91 Burnvale, Livingston, West Lothian

Approximate Gross Internal Area

618 sq ft - 57 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



All Enquiries

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