



35 Burnvale Place
Livingston EH54 6GD
Offers Over £

Caesar & Howie
Solicitors & Estate Agents



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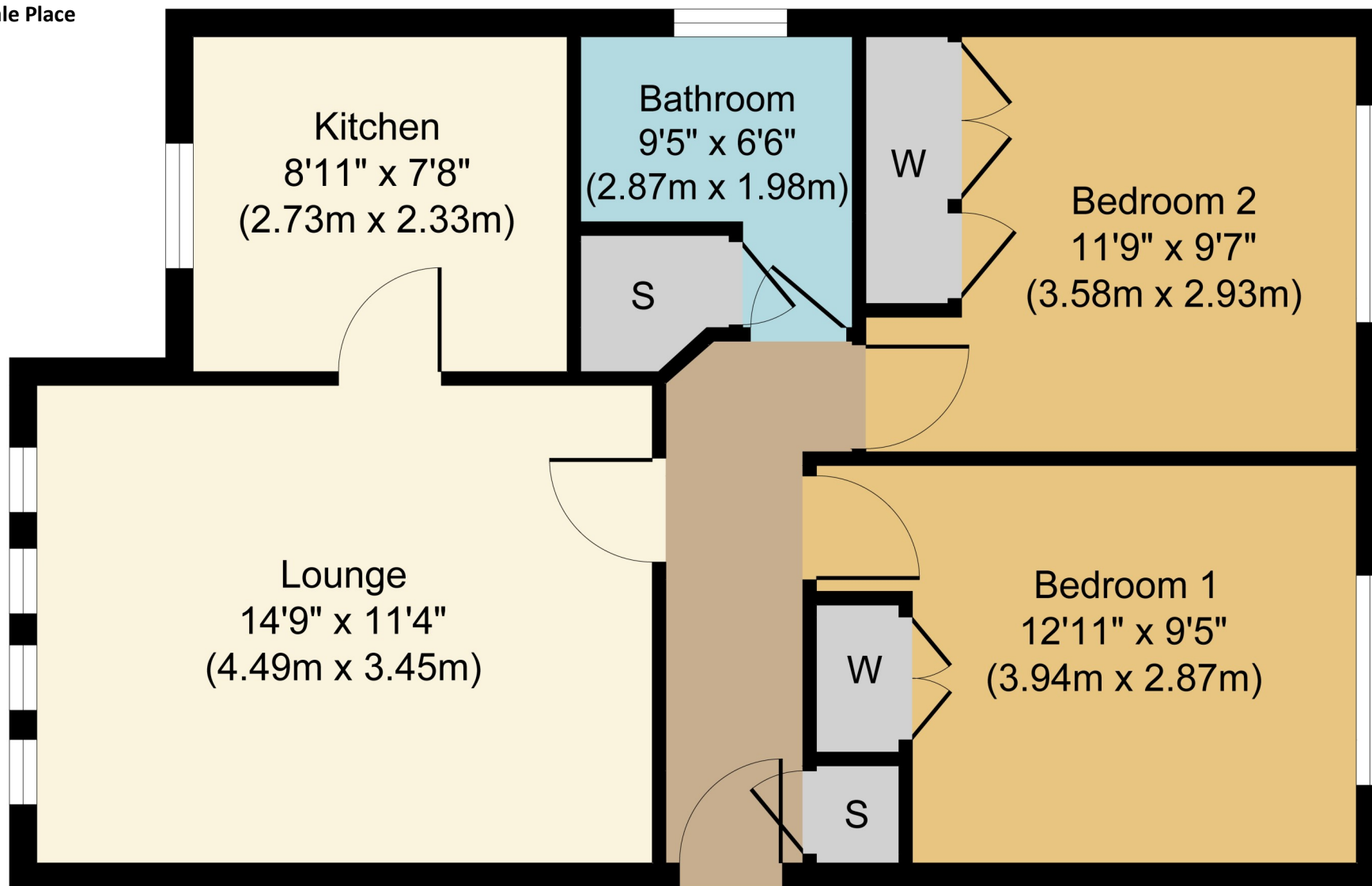
An excellent first buy, downsize or investment property is offered from this well presented and popular style first floor flat in central and sought after area. Comprises hall with storage, spacious lounge/dining, fully equipped fitted kitchen with appliances, two double bedrooms, both with built-in wardrobes. Modern bathroom with shower over bath. The location is within easy reach of the bustling town centre, supermarkets, amenities and entertainment venues. Easy access to motorway and commuter routes. Choice of rail stations. Early/flexible entry available. Chain free.

- **Communal entrance/door entry system**
- **Hallway/storage**
- **Spacious lounge**
- **Fitted kitchen/appliances**
- **Two double bedrooms/ fitted wardrobes**
- **Modern bathroom**
- **GCH & DG**
- **Adjacent parking**
- **Factoring service approx £92 per month**
- **Council Tax Band C**
- **Near shops, amenities etc**



Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk





First Floor