Brown&Co
PROPERTIES LTD

01501 741222
info@brownandcoproperties.co.uk



15 Park View

Stoneyburn, EH47 8AX

Offers over £49,000

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An opportunity for a potential buy to let landlord to secure a tenanted property in the village of Stoneyburn is on offer with this 1 bedroom top floor flat in Park View. Currently let on a short assured tenancy with a yield in excess of 9%, this is a good opportunity for a first time or existing landlord looking for a turnkey investment. Stoneyburn is a quiet village around 10 minutes to the west of the larger town of Livingston, where a selection of local amenities and schooling are available. Transport links include nearby Addiewell and Breich train stations, whilst major road networks such as the A71 and M8 are within short driving distance of the property.







Description

The property itself is a top floor flat within the block, which is conveniently managed by factor. The accommodation comprises a double bedroom with fitted wardrobe, living room, fitted kitchen and a bathroom with 3 piece suite. A large storage cupboard in the hallway is handy for daily essentials. There is no mains gas connected to the building, so electric storage heaters and double glazing are in place for everyday comfort. A residents parking area can be found to both the front and rear of the building, with the common stairwell and entry system maintained as part of the factor arrangement.

Location

Stoneyburn is a village located approx five miles west of Livingston and centrally positioned between Edinburgh and Glasgow, with good transport links available to provide access to all three. Within the village everyday services include local shops, a community centre, football team Stoneyburn Juniors and a bowling club. Two primary schools are available with secondary school catchment covered from Whitburn and Blackburn. A wider range of shopping and recreational facilities can be sought in nearby Bathgate or Livingston.

Hallway 11'9" x 3'6" (3.59m x 1.07m)

Living Room 13'3" x 8'0" (4.05m x 2.44m)

Kitchen 8'1" x 7'11" (2.48m x 2.43)

Bedroom 9'8" x 8'11" (2.97m x 2.73)

Bathroom 7'11" x 5'2" (2.42m x 1.59m)

Key Info

Home Report Valuation: £50,000
Total Floor Area: 30m2 (325 ft2)
What3words: ///woof.knowledge.overgrown
Parking: Residents car park
Heating System: Electric storage heaters
Factor Fee: Ross & Liddell, £30 per month (approx) includes buildings insurance
Council Tax: A - £1519.94 per year
EPC: C

Key tenancy information can be shared with interested purchasers in due course

Disclaimer

Early internal viewing is recommended. Viewings are subject to appointment with Brown & Co Properties and slots can be requested via the widget on the property page of our website. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or check out our "Book Valuation" request on our website. A PDF copy of the home report can also be downloaded directly from our website.

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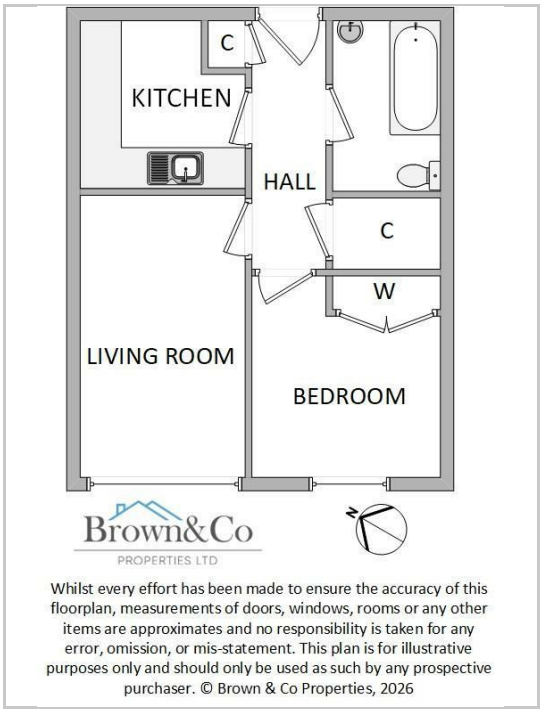
Area Map



Floor Plans



Whilst every effort has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms or any other items are approximates and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. © Brown & Co Properties, 2026

Energy Efficiency Graph

