



37 Bankton Way

Murieston, Livingston EH54 9EG



Property Summary

This four-bedroom detached house is complemented by a driveway and garage for private parking, along with easily maintained gardens that are secure to the rear with a pleasant leafy outlook. The interiors are designed for family living, featuring multiple interconnected living areas leading onto the rear garden, as well as the convenience of a four-piece bathroom, a principal en-suite shower room, a ground-floor WC, and a utility room. Nestled within a tranquil cul-de-sac in one of Livingston's most exclusive areas, the property is ideally situated close to open countryside and rail links, which are a short walk away and connect to Edinburgh in just 30 minutes.

Extras: All fitted floor and window coverings, and light fittings are included.

Property Features

- Peaceful setting - close to rail links
- Modern detached family home
- Entrance hall with storage and WC
- Sunny living room with access to:
- Dining room with garden and kitchen access
- Bright modern dining kitchen with garden access
- Principal suite with storage and shower room
- Three further spacious bedrooms with storage
- Bathroom with bath and separate shower
- Handy utility room off the kitchen
- Easy to maintain gardens, secure at the rear
- Private driveway and attached single garage
- Gas central heating and double-glazing
- EPC Rating - C





Dining room with garden and
kitchen access and a
bright modern dining kitchen
with garden access





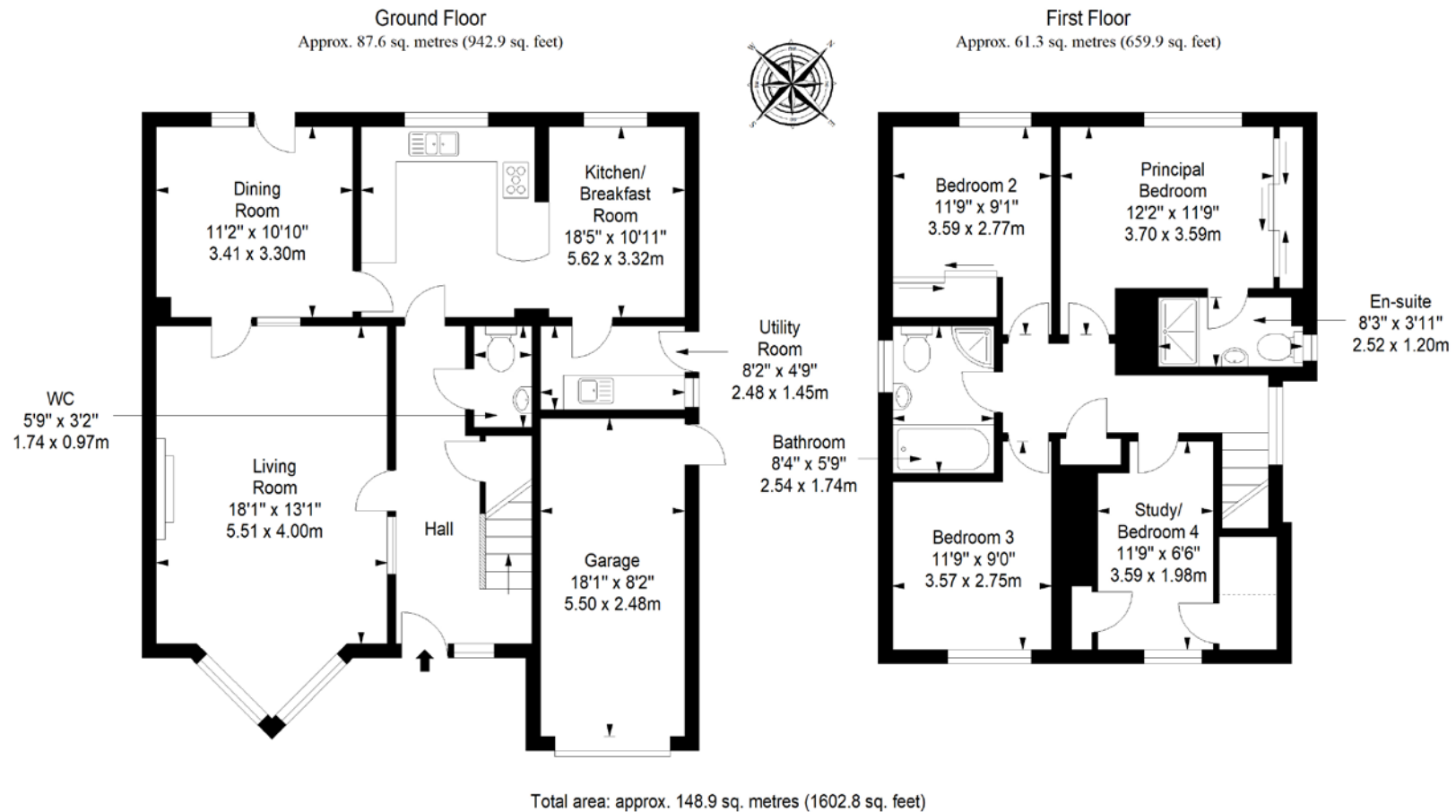


Principal suite with storage
and shower room,
three further spacious
bedrooms and a bathroom
with bath and separate shower





Floorplan



All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106