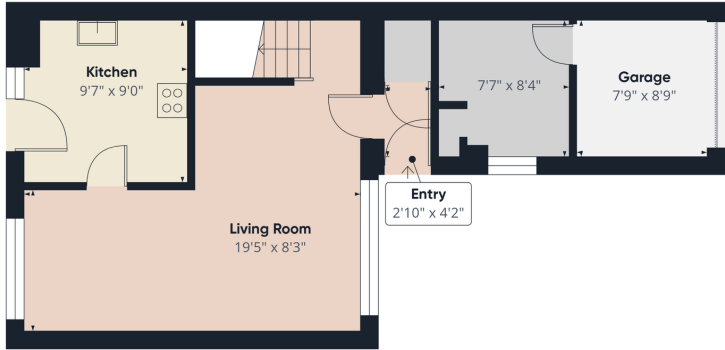




Floor 0



Floor 1

Approximate total area<sup>®</sup>  
862 ft<sup>2</sup>  
Reduced headroom  
9 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



# DESCRIPTION

Welcome to Easter Bankton ...

This tastefully decorated three-bedroom semi-detached home offers stylish, modern living in a sought-after residential area. Immaculately maintained throughout, the property features a bright and welcoming lounge/dinner, a contemporary kitchen, and three well-proportioned bedrooms, making it perfect for families or professionals alike.

To the rear, a beautifully landscaped private garden provides the ideal space for relaxing or entertaining, with low-maintenance design and plenty of outdoor appeal.

Finished to a high standard, this lovely home combines comfort, quality, and practicality – ready for its new owners to move straight in and enjoy.

The property comprises of :

- Entrance Vestibule with storage cupboard
- Bright and spacious open plan lounge/diner
- Modern kitchen with integrated appliances
- Two well proportioned bedrooms
- Third bedroom/office
- Stylish family shower room
- Private landscaped rear garden
- Driveway to single garage
- Single garage adapted to have versatile space.

Viewings by appointment with Gibson Estate Agents 01506 414568



# Location

Murieston, boasts The Valley Playpark, Livingston Cricket Club, country walks and cycle paths, road links and a train station to both Edinburgh and Glasgow. It is also close to local amenities, including a doctors’ surgery, vets, nursery and small supermarket, and is well served by bus services. It is in catchment for the highly regarded Williamston Primary School and James Young High School. Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. Excellent road links and a train station to both Edinburgh and Glasgow.

