



5A Wester Bankton,
Murieston,

Livingston, EH54 9DX

Offers Over £95,000

Caesar & Howie

Solicitors & Estate Agents



5a Wester Bankton

Murieston, Livingston, EH54 9DX

An ideal first buy, retirement property or investment is offered from this freshly decorated lower flat, situated in a highly sought after area and ideally placed for the nearby Livingston South Rail Station. The flat is well laid out, has excellent storage facilities and further potential for upgrading. Local shops, amenities, public transport and the popular Bankton House Hotel/ Bistro are all within walking distance. The bustling town centre, recreational and entertainment venues are only a short drive away. Flexible/immediate entry is available.

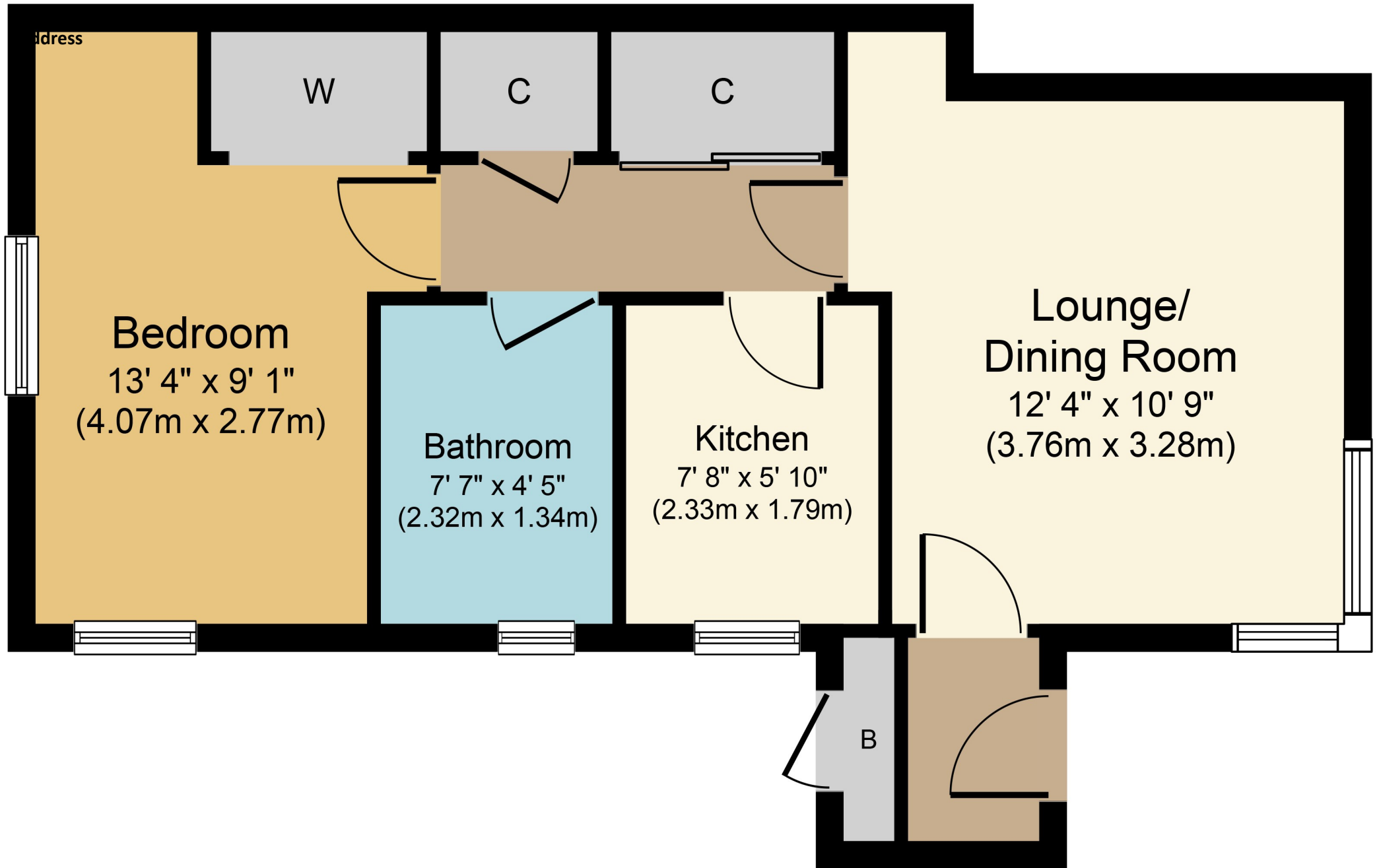
- **Entrance Vestibule**
- **Lounge**
- **Kitchen**
- **Double bedroom**
- **Bathroom**
- **GCH & DG**
- **Communal garden/drying area**
- **Allocated parking space**
- **Excellent storage facilities**
- **Council Tax Band B**
- **Ideally situated for rail station**



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



5a Wester Bankton



Address

W

C

C

Bedroom

13' 4" x 9' 1"
(4.07m x 2.77m)

Bathroom

7' 7" x 4' 5"
(2.32m x 1.34m)

Kitchen

7' 8" x 5' 10"
(2.33m x 1.79m)

Lounge/
Dining Room

12' 4" x 10' 9"
(3.76m x 3.28m)

B

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.