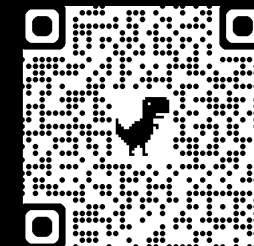


FOR SALE

OFFERS OVER  
£164,000



Scan for more information



**Livingston**

Easter Bankton  
EH54 9BH

Council Band C

## 2 BEDROOM SEMI-DETACHED

Popular Location | Close To Main Transport Links | Two Bedrooms | Box Room | Living  
Room | Dining Kitchen | Front, Side & Rear Gardens | Driveway | EPC - C



Arrange a viewing: 01555 661435  
[www.morisonandsmith.com](http://www.morisonandsmith.com)





## Easter Bankton, Livingston, EH54 9BH

Two bedroom Semi-Detached property located in popular locale of Murieston in Livingston. Close to Livingston South train station and great transport links to both Edinburgh and Glasgow via the M8 motorway. Property comprises of; entrance vestibule, two bedrooms, box room/ study, living room, dining kitchen and bathroom. Further benefits include gas central heating, double glazing throughout, front rear and side gardens and a driveway for multiple vehicles. EPC – C

The property is entered via a welcoming entrance vestibule.

The bright and spacious living room features a large front facing window allowing for an abundance of natural light.

Accessed from the rear of the living room is the convenient dining kitchen and the stairway to the upper level.



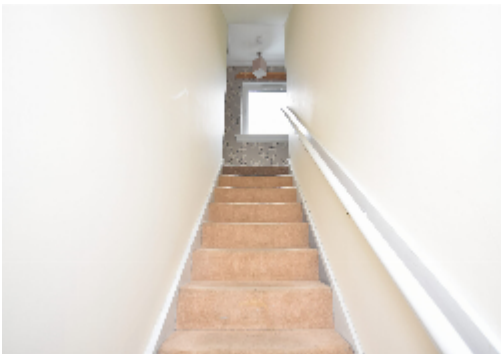
The dining kitchen is located to the rear of the property and is a particularly bright space with two rear facing windows and space suitable for a dining table and chairs.

The kitchen offers a good selection of base and wall units and a large storage cupboard along with plenty of countertop space with built in gas hob, integrated oven and space for white goods.

The upper landing provides access to two bedrooms, a box room and the family bathroom.

Bedroom one is a front facing double with built in storage cupboard and bedroom two is a rear facing double.

There is a rear facing box room/ study which can be utilized as a home office or extra storage.



The family bathroom has a rear facing obscured window and comprises of; WC, wash hand basin and bath with shower over. There is also a heated towel rail.

The front garden has been laid with mono-block to provide a driveway providing off street parking for multiple vehicles.

The side garden has a large metal shed allowing for additional storage space.

The rear garden which is accessed from the kitchen is fully enclosed and is laid with stone chippings with a slabbed area and a lawn area.

Entrance Vestibule – 1.40m x 0.90m

Living Room – 3.34m x 4.50m

Kitchen – 3.04m x 4.45m

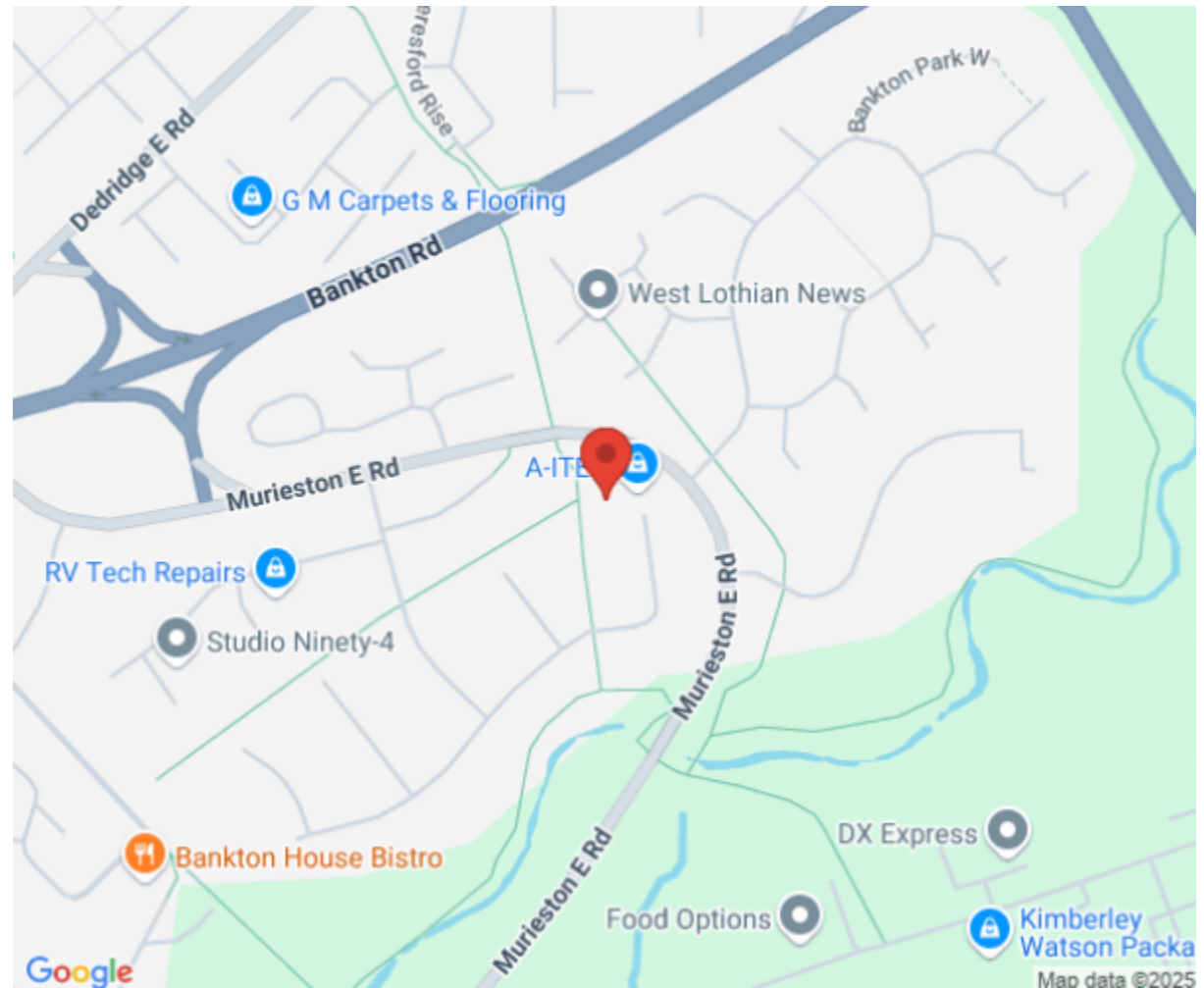
Bedroom one – 3.37m x 3.42m

Bedroom two - 3.13m x 3.43m

Box Room – 2.38m x 1.49m

Bathroom – 2.21m x 1.47m





 **Morison & Smith**  
Inc. John R. Muir & Co.  
SOLICITORS - NOTARIES - ESTATE AGENTS

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#### Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.