





This fantastic end of terrace house is in the popular area of Murieston and is on a large plot. A wonderful space for those looking for a family house, this property in Easter Bankton, Livingston, EH54 9BD, will make a fantastic home.

The home report can be downloaded from the RE/MAX website.

Bankton and Murieston retain a unique village atmosphere, whilst remaining within easy reach of the excellent amenities that Livingston has to offer. There are a few shops locally and The Centre and Livingston Designer Outlet Centre are only a couple of miles away, offering a large range of high street shops, supermarkets and banking facilities. Leisure amenities are all close at hand with multi-screen cinema, leisure pool and further sports facilities available locally. Commuter links are good from this area, via the local Livingston South train station, offering links between Edinburgh and Glasgow, and Edinburgh Airport is within easy reach. In addition, there is easy access to the A71 and M8 road networks, ideal for commuters. Bellsquarry and Williamston primary schools offer both nursery and primary education and afford good reputations, as does the local high school, James Young High School.

Front Of Property

A mono-blocked driveway leaves plenty of space for multiple vehicles, with the garden finished in a decorative white gravel, with some fencing and planting.

Entrance Vestibule 1.449m x 0.894m (04'09" x 02'11")

An inviting entrance creates a warm and welcoming vibe, through the uPVC front door with decorative glass. Neutral tones to the walls and tile effect vinyl to the floor begin the neutral palette throughout the property. A ceiling light and a smoke detector complete this area.

Lounge 4.412m x 2.941m (14'05" x 09'07")

The bright lounge is open plan through to the dining room so benefits from natural light from the front and rear. Decorated with a neutral carpet to the floor along with neutral tones to the walls. There is a window facing the front, a ceiling light, power points, a radiator, a smoke detector and a television aerial socket all provided.

Dining Room 2.873m x 2.557m (09'05" x 08'04")

This delightful room benefits from the décor which flows through from the lounge with the carpet aligning and the same neutral tones to the walls. There is a ceiling light, a radiator, power points and a sliding glazed door to the rear all included.

Kitchen 2.866m x 2.692m (09'04" x 08'10")

This modern kitchen has been decorated with neutral tile effect vinyl flooring, painted walls and tiled splashbacks. There is a window and a half-glazed uPVC door to the rear bringing in lots of natural light. There are white laminate frontages to the units and a wood effect laminate worktop. The sink is steel-stainless with a drainer and mixer tap. The cooker has a four-ring hob and electric oven, plus a half-height fridge, a washing machine and a dishwasher. A radiator, power points and a heat detector are all supplied.

Living Level Toilet 2.866m x 2.692m (09'04" x 08'10")

This useful room has been finished with tile effect vinyl flooring and neutral tones to the walls. The suite comprises of a white corner mounted sink with neutral tile splashback and a white close coupled toilet. An overhead wooden storage cupboard and an extractor complete this room.

Family Room 4.740m x 2.419m (15'06" x 07'11")

Located in the converted garage, this fabulous room has been decorated with a neutral carpet to the floor and neutral tones to the walls. There is a sliding glazed door to the front bringing in lots of natural light and a ceiling light. A radiator, power points and an electric heater are all provided.

Stairs and Landing.

With a carpet to the floor and neutral tones to the walls, the neutral décor continues. A cupboard provides useful storage space. Two ceiling lights, attic access, power points and a smoke detector are all included.

Main Bedroom 4.453m x 2.683m (14'07" x 08'09")

This spacious room has a window to the front of the property bringing in lots of natural light and is complemented by a ceiling light. Decorated with neutrally papered walls and a neutral carpet to the floor. The wardrobes provide useful storage and there is an additional over stairs cupboard. A radiator and power points are also supplied.



En-Suite Bathroom 2.415m x 1.984m (07'11" x 06'06")

This wonderful room has been finished with neutral tones to the walls, carpet to the floor and tiled splashbacks. The white suite comprises of a bath, with handheld shower, a pedestal sink and a close coupled toilet. A window allows in natural light and recessed ceiling downlights enhance this.

Bedroom Two 2.565 m x 2.343m (08'05" x 07'08")

This fabulous room has a window to the rear of the property allowing in lots of natural light and there is a ceiling light. Decorated with neutral tones to the walls, plus a feature border and a carpet to the floor. The multitude of wardrobes provide storage space. A radiator and power points are also supplied.

Upstairs Shower Room 2.319m x 1.412m (07'07" x 04'07")

This lovely room has been designed for accessibility. The wet floor shower room has a wall mounted electric shower with a curtain rail, a white pedestal sink and a white close coupled toilet. The anti-slip flooring with drain, part tiled walls and part papered walls provide a modern feel. There is a chrome ladder radiator, an extractor and a ceiling light also provided.

Rear Garden

This amazing sized garden has been divided into several areas designed for relaxing and entertaining. There is an area finished with mono-block, an area finished with grass, an area with gravel and a patio sitting area. Trees and shrubs have been planted to soften the landscaping. Full height fencing all around, keeps the garden private with woodlands to the rear.

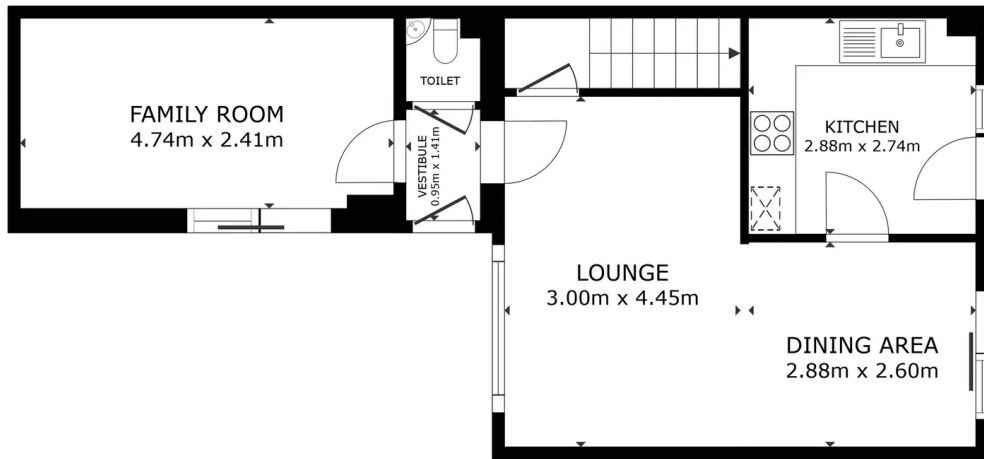
Double Garage 5.788m x 5.700m (18'11" x 18'08")

The garage has a half-glazed door to the rear plus two separate roller doors to the front and a window. There is power and lighting with some storage cupboards all supplied.

Additional Items

Tenure: Freehold. Council Tax Band: D. All fitted floor coverings, window blinds and the kitchen items mentioned are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind. Any furniture omitted from this text is open to negotiation with the vendor.

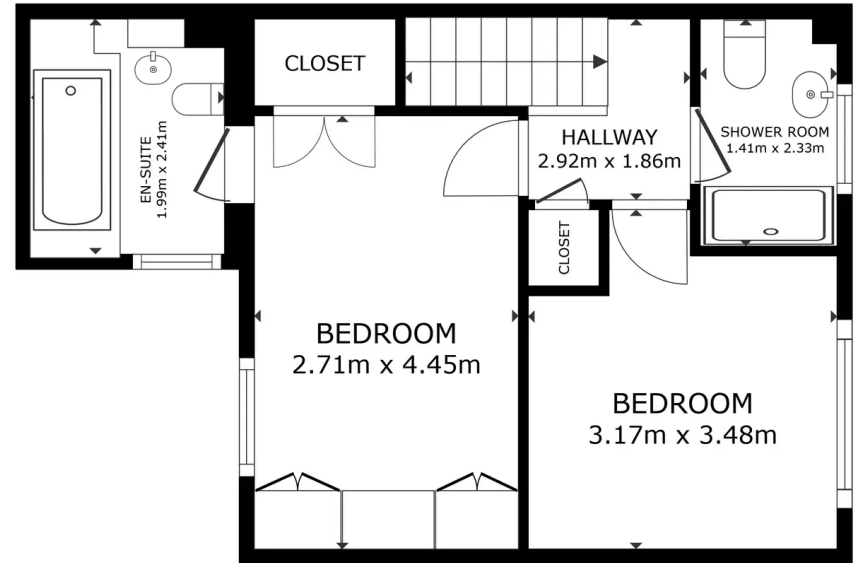




FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 47.5 m² FLOOR 2 38.0 m²
 TOTAL : 85.5 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 47.5 m² FLOOR 2 38.0 m²
 TOTAL : 85.5 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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