



## Livingston | Bankton Park East | Offers Over £204,000

Discover this superb 2-bedroom home, perfect for first-time buyers. Beautifully presented and situated in a great location, with driveway for convenient parking and stylish living space.



Nestled in the highly desirable location of Murieston, Livingston, 5 Bankton Park East presents an outstanding opportunity for first-time buyers to acquire a beautifully presented two-bedroom semi-detached home that exudes contemporary charm and convenience.

The property welcomes you with an attractive exterior featuring a spacious driveway, affirming its kerb appeal. The front door opens into a practical entrance vestibule, providing an ideal spot for storing shoes and coats before you enter the inviting lounge. This room basks in natural light, creating a tranquil space for relaxation, accentuated by tasteful neutral decor and a striking feature wall. A wooden staircase ascends from the lounge to the upper landing. A convenient storage cupboard keeps all your belongings neatly organised. A door opens to the stylish kitchen/diner.



The kitchen is the heart of this home, boasting stylish white high gloss units complemented by chic metro tile splashbacks. Integrated appliances, include the fridge/freezer and space for a free-standing washing machine and cooker which ensures a seamless culinary experience. The space is brightened by dual aspect windows and offers room for a dining table, perfect for hosting or intimate dinners. Door opens to the well-presented garden.

Upstairs leads the 2 bedrooms and bathroom and an additional store cupboard. The bedrooms are a testament to comfort and style, with the master bedroom offering two generous fitted wardrobes and laminate flooring presented in fresh neutral decor with a feature wall. Bedroom two, equally well-appointed, overlooks the splendid rear garden and also has built-in storage.

The bathroom presents a modern white suite with a shower over the bath, framed by warm beige tiles and enhanced by vanity storage.

Externally, the sunny south facing rear garden is a fully enclosed sanctuary, ideal for children and pets, complete with a vast lawn and decking areas for outdoor entertainment. A garden store adds to the appeal.



With gas heating, double glazing, and attractive oak-effect internal doors, this house is move-in ready. Its proximity to Livingston South train station and motorway links makes it a convenient and enviable choice.

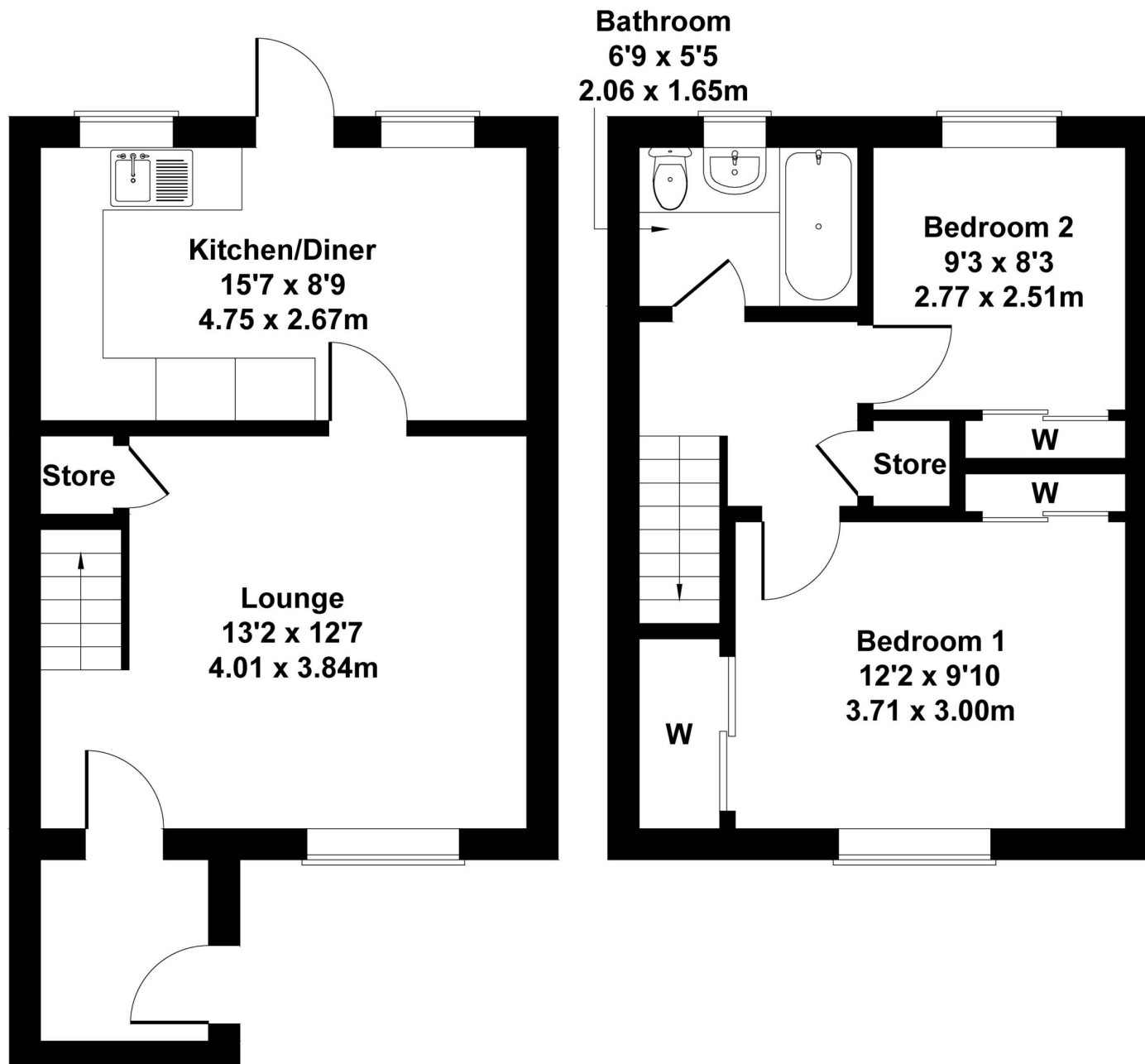


### Location:

Bankton Park East is situated within the incredibly popular residential area of Murieston within the town of Livingston. The area boasts Livingston Cricket Club, Bankton House Hotel, country walks, cycle paths, highly regarded schools at both levels and excellent local amenities. The town is the perfect location for the commuter with excellent links to the M8 motorway to both Glasgow and Edinburgh, and benefits from Livingston South Train Station located within walking distance. The property is also situated within close proximity to Livingston Shopping Centre, where you will find a huge array of supermarkets, high street shops, bars, restaurants and leisure facilities including the Vue Cinema, Livingston Designer Outlet and the Almondvale Retail Park.

Extras: Floor coverings, blinds, light fittings and fixtures, cooker, fridge/freezer, garden shed, radiator covers and external lights.





#### All Enquiries

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