



105b Bankton Park West, Livingston

Offers Over £274,000



105b Bankton Park West

Livingston, Livingston

Carol Lawton and RE/MAX Estates Linlithgow are delighted to present this spacious semi-detached property in the popular town of Murieston.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Vestibule

7' 1" x 4' 8" (2.15m x 1.43m)

This nice, welcoming vestibule features a front side window and a glazed door, allowing plenty of natural light to brighten the space. Finished with stylish modern floor tiling and spot lighting, it offers an inviting entrance to the home. There's excellent space to kick off your shoes and hang up your coat, combining practicality with a touch of contemporary charm.

Hallway

This nice hallway features beautiful real oak flooring and a radiator for added warmth and comfort. It provides seamless access to the upper level, the lounge, and the welcoming vestibule, creating a practical and attractive entrance point to the home.

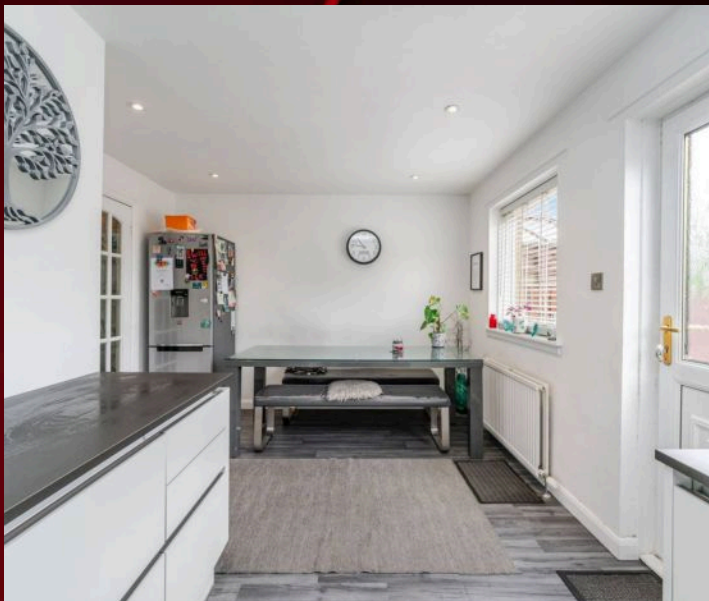
Lounge

15' 0" x 13' 6" (4.58m x 4.11m)

This lovely, spacious lounge offers plenty of room for freestanding furniture and is finished with beautiful real oak flooring. A large front-facing window brings in natural light, while central lighting and a radiator provide comfort and practicality. The room also benefits from a useful under-stair storage cupboard and offers direct access to both the kitchen and the main hallway, making it a warm and functional living space.

Kitchen/Diner

This large and spacious kitchen/diner offers plenty of room for a full-sized dining table and chairs, making it ideal for family meals and entertaining. A rear-facing window and half-glazed door provide natural light and garden access. The kitchen is well-equipped with a ceramic sink and drainer with a mixer tap, a gas hob, electric oven, and an impressive walk-in pantry for additional storage. It also includes an integrated washing machine and space for an American-style fridge freezer. Finished with stylish laminate flooring, spotlights, ceiling lighting, and a radiator, this is a practical and inviting space for everyday living.





Stairs & Landing

The stairs and landing are fitted with carpet flooring, providing a warm and comfortable feel underfoot. A side-view window on the landing allows natural light to brighten the space, creating an inviting atmosphere. From the landing, there is access to all three bedrooms, the bathroom, and the attic space.

Bedroom 1

13' 10" x 10' 1" (4.21m x 3.08m)

This good-sized double bedroom features a front-facing window that fills the room with natural light. It is finished with laminate flooring, a central ceiling light, additional spot lighting, and a radiator for year-round comfort. The room also offers ample space for wardrobes and storage, making it both practical and inviting.

Bedroom 2

10' 1" x 9' 4" (3.08m x 2.85m)

This good-sized double bedroom enjoys a peaceful rear-facing outlook and is filled with natural light. It features laminate flooring, a central light fitting, a radiator for comfort, and ample space for wardrobes, making it a bright and functional room ideal for relaxation.

Bedroom 3

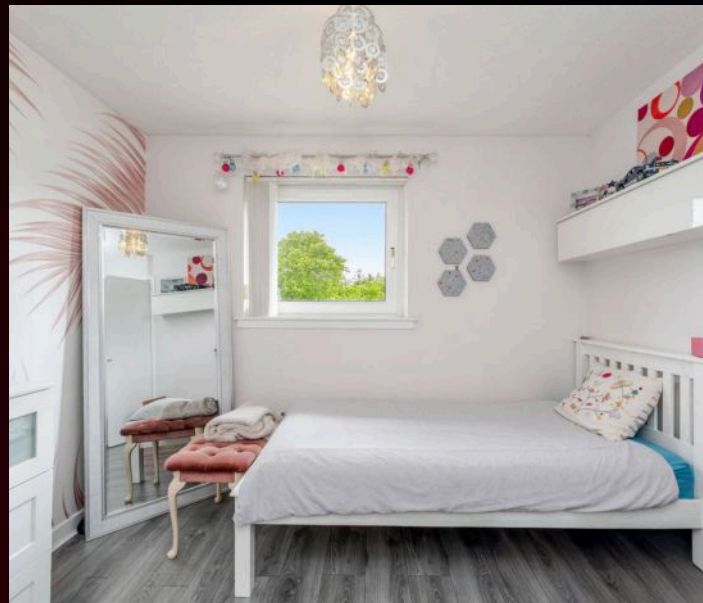
10' 1" x 8' 2" (3.07m x 2.49m)

The third bedroom is a well-presented single room with a front-facing window that brings in natural light. It features practical over-stair storage, laminate flooring, a central ceiling light, and a radiator, making it a comfortable and functional space—ideal for a child's room, guest room, or home office.

Bathroom

5' 10" x 6' 4" (1.78m x 1.92m)

This stunning new modern-style bathroom is finished to a high standard, featuring sleek floor and wall tiling for a contemporary look. It includes a stylish vanity sink with built-in storage, a modern WC, and a large bath with an over-bath mains shower, mixer tap, and glass screen. A wall-mounted mirror, modern heated towel rail, spot ceiling lighting, and a rear-facing window complete the space, combining functionality with elegant design.





FRONT GARDEN

The front garden is neat and well-maintained, primarily laid to lawn for a fresh, green appearance. A charming border area adds a touch of color and texture, enhancing the garden's overall appeal. A clear pathway leads directly to the front door, providing easy and welcoming access to the home.

REAR GARDEN

The stunning rear garden boasts a variety of distinct areas, creating a beautifully landscaped and versatile outdoor space. It features a monoblock area and a large patio, perfect for relaxing or entertaining. The lawn area is thoughtfully shaped to add visual interest, complemented by a decorative wall with colorful flower borders and well-maintained shrubs. With convenient access to the driveway, carport, and the converted double rear garage, this garden offers both practicality and charm, making it a truly great and sound outdoor retreat.

DOUBLE GARAGE

3 Parking Spaces

The converted double garage features stylish bifolding doors at the front, allowing plenty of natural light to flood the space. A convenient side door provides easy access, making this versatile area perfect for a variety of uses. Whether as a bright summer room, a home gym, a functional office space, or even additional storage, the room adapts effortlessly to your needs. Finished with laminate flooring and ceiling spotlights, this converted garage combines practicality with modern comfort.

DRIVEWAY

5 Parking Spaces

The fantastic monoblock driveway provides ample space for many vehicles, making parking convenient and hassle-free. It also features a sturdy carport, offering additional covered parking and protection from the elements. Beautiful wrought iron gates enhance the entrance, adding both security and privacy while giving the property an elegant and welcoming appeal.





105b Bankton Park West, Livingston, EH54 9BS



Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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