



## 2 West Bankton Place, Livingston

Offers Over £265,000

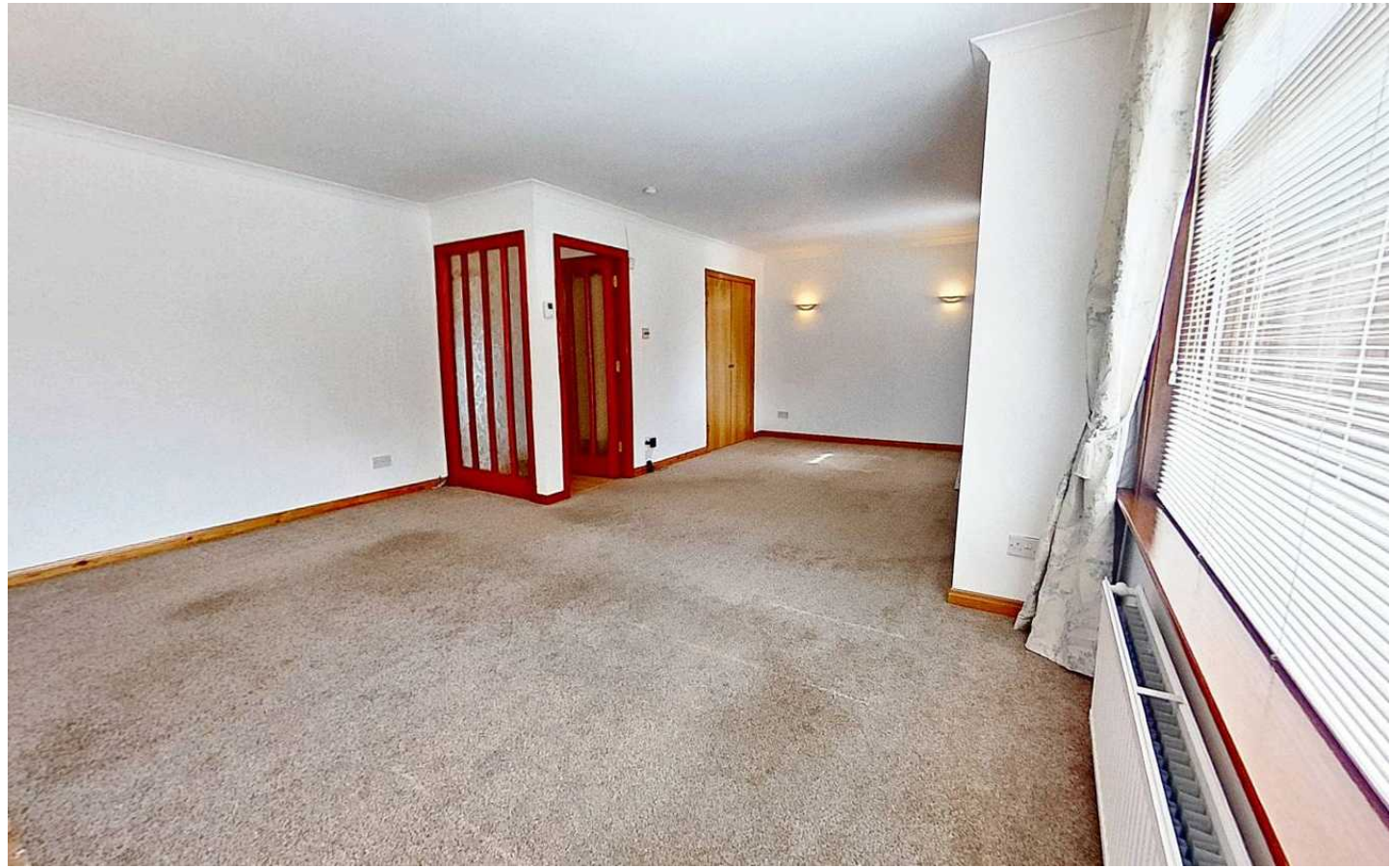


## 2 West Bankton Place

Livingston, Livingston

Tenure: Freehold

- Spacious, originally three bedrooms
- Conservatory
- Fully enclosed rear garden, shed
- Detached garage
- Three car driveway
- Combi Boiler
- Close to Livingston South Train Station
- Williamston Primary and James Young High School catchment
- Close to town centre





### **Vestibule**

New solid oak/double glazed front door. Opaque glazed panel. Door with opaque glazed inset into lounge/dining room.

### **Lounge/Dining Room**

23' 7" x 15' 6" (7.19m x 4.72m)

Spacious room originally the lounge and bedroom three. Two front facing windows with venetian blinds, curtains and pole. Fire surround with marble inset and hearth, and electric fire. Fitted cupboard with shelves and hanging rails. Opaque glazed panel. Door to inner hall. Fitted carpet, two radiators, 4 wall lights.

### **Inner Hall**

L-shaped hall with doors to lounge/dining room, bedrooms, fitted kitchen, shower room and cupboard housing combi gas central heating boiler and shelves. Laminate flooring, radiator.

### **Fitted Kitchen**

13' 2" x 10' 9" (4.02m x 3.28m)

Fitted with base and wall mounted units, drawers, eye level double oven, gas hob, cooker hood, integrated washing machine, dishwasher, fridge and freezer, 1.5 stainless steel sink, side drainer and mixer tap, complementary worktops with tiling above. Side facing window with roller blind. Timber/opaque glazed door to driveway. French doors to conservatory. Ceramic tiled floor, UPVC ceiling with downlighters, two radiators.

### **Conservatory**

12' 0" x 11' 3" (3.66m x 3.43m)

Spacious room for entertaining or relaxing in to enjoy the garden. Ceramic tiled floor, radiator, roller blinds.

### **Bedroom One**

10' 0" x 9' 10" (3.05m x 3.00m)

Wall to wall fitted wardrobes concealed behind sliding mirrored doors. Rear facing window with roller blind. Fitted carpet, radiator.

### **Bedroom Two**

9' 6" x 8' 11" (2.89m x 2.71m)

Double bedroom with side facing window, venetian blinds



## GARDEN

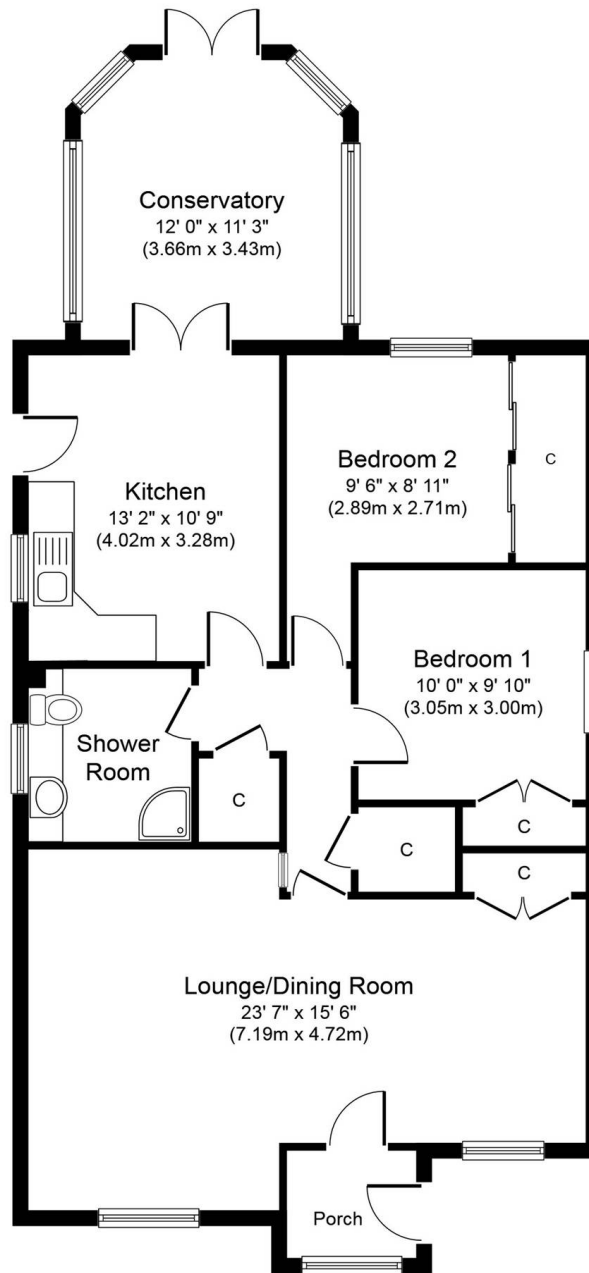
Fully enclosed easily maintained rear garden laid to grass and chips. Garden shed. The front garden is also laid to chips with mature shrubbery.

## GARAGE

Single Garage

Detached garage with up and over door, window, power and light.





**Conservatory**  
 12' 0" x 11' 3"  
 (3.66m x 3.43m)

**Kitchen**  
 13' 2" x 10' 9"  
 (4.02m x 3.28m)

**Bedroom 2**  
 9' 6" x 8' 11"  
 (2.89m x 2.71m)

**Bedroom 1**  
 10' 0" x 9' 10"  
 (3.05m x 3.00m)

**Shower Room**

**Lounge/Dining Room**  
 23' 7" x 15' 6"  
 (7.19m x 4.72m)

**Porch**

**Approximate Floor Area**  
**1,004 sq. ft.**  
**(93.3 sq. m.)**

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.



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