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Bankton Park West, Livingston, EH54 9BP

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# 33

## Bankton Park West, Livingston



Presented in turn-key condition, this one-bedroom lower villa set within a quiet Livingston cul-de-sac offers a fantastic opportunity for first-time buyers or investors seeking a stylish property.

The well-appointed accommodation comprises a bright and spacious living room flowing seamlessly into a modern kitchen, a generously proportioned and light-filled double bedroom, and a contemporary shower room. A large hallway cupboard provides excellent storage.

Ideally positioned close to transport links, local amenities, and nearby green spaces, it is a perfect example of comfort and convenience.

### *What's special about this house*

- One-bedroom, lower villa in a quiet Livingston cul-de-sac, presented in turn-key condition.
- Bright and spacious living room with large twin windows and a stylish neutral decor including handsome wood-inspired flooring.
- Modern U-shaped kitchen adjoining the living room and boasting sleek white handle-less wall and floor cabinetry, smooth black worktops, and an integrated hob, extractor hood, and oven.
- Generously proportioned and light-filled double bedroom featuring built-in mirrored wardrobes and the same tasteful interior design of the living room.
- Contemporary shower room equipped with a WC, chrome towel radiator, and washbasin built into vanity, all set against chic metro tiling.
- On-street parking.
- Close to green space, transport links, and Livingston's array of retail and leisure amenities.





## Location and Amenities

- Catchment for Williamston Primary School, and James Young High School. A short drive from West Lothian College and St John's Hospital
- Within easy reach of the exclusive Deer Park Golf and Country Club housing a prestigious 18-hole course, beauty salon, thermal spa, swimming pool, gym, squash courts, and fitness classes
- The Centre Livingston and Livingston Designer Outlet are less than a ten-minute drive.
- Ideal commuter location close to the M8 with easy access to Edinburgh (16 miles) and Glasgow (35 miles); the M9 is a short drive
- Livingston South Railway Station with regular and swift links to Edinburgh and Glasgow is less than a 5-minute drive
- Edinburgh International Airport is just 12 miles away
- Green spaces within easy reach include Bankton Mains Park, Bellsquarry Wood, and Almond Valley Heritage Park

*"This one-bedroom lower villa set within a quiet Livingston cul-de-sac, offers a fantastic opportunity for first-time buyers or investors seeking a stylish property."*

Home Report valuation	£130,000
Internal floor area	43.7m <sup>2</sup>
School catchment	Williamston Primary School James Young High School
Council tax band	B
EPC Rating	C
Train station	Livingston South 0.6 miles

GROUND FLOOR  
43.7 sq.m. (471 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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### Dimensions

Living Room	4.60 x 3.40m
Kitchen	2.60 x 1.80m
Bedroom	3.70 x 2.80m
Shower Room	2.00 x 1.81m

### Extras

All floor coverings, all light fittings, all blinds, all curtains, oven/hob, washing machine, and fridge are included.

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Kirsty Black  
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.