



63 Bankton Green

MURISTON | LIVINGSTON | EH54 9EB



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Most attractive mid terraced villa occupying a prime head of cul-de-sac position in this popular area, with a wide range of amenities within easy reach.

Viewing is recommended of this light and spacious starter home which occupies a quiet position on this established development. The front facing rooms have an open outlook down the street and there is an area of communal amenity ground beyond the rear garden.

- Vestibule
- Living room
- Kitchen/dining room
- Two double bedrooms
- Bathroom
- Electric heating
- Double glazing
- Attic storage
- Good sized private rear garden with patio
- Parking within cul-de-sac

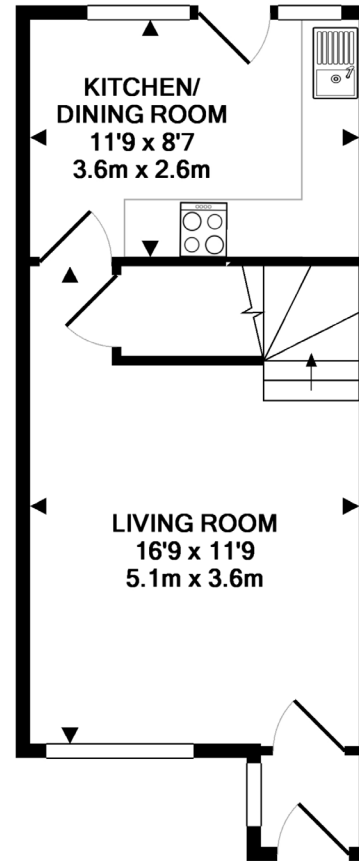
Everything currently in the property will be included in the sale. EPC Band E.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

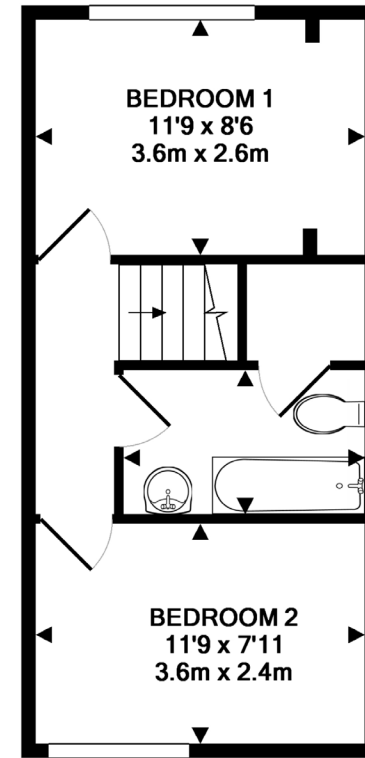


Livingston is located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, and is bordered by the towns of Broxburn to the northeast and Bathgate to the northwest. For shoppers, the Almondvale Centre and Livingston Designer Outlets (formerly McArthur Glen) are ideal for browsing. Virtually every possible amenity is catered for in and around the town, including sport and leisure centres, swimming and golfing. Schooling at all levels is provided. Livingston sits within the central belt of Scotland and is an ideal base for commuters, having good road and rail links to Edinburgh, the Airport and Glasgow, whilst regular bus routes run nearby providing local services.





GROUND FLOOR



1ST FLOOR



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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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