



29 West Bankton Place, Livingston

Offers Over £410,000



29 West Bankton Place

Livingston, Livingston

Bright 4-bed family home with modern kitchen, lounge, dining room, stylish bathrooms, ample storage, and lots of natural light throughout.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Lounge

14' 10" x 13' 8" (4.51m x 4.17m)

A generously proportioned square lounge featuring a large front-facing window that allows an abundance of natural light to fill the room. Finished with light grey wood-effect laminate flooring and neutral grey painted walls, the space offers a modern and versatile setting to suit a range of furnishings. Ceiling spotlights with a dimmer switch provide adjustable lighting to create the perfect ambience, while a radiator positioned beneath the window ensures comfort throughout the year. A bright and welcoming reception room ideal for both relaxing and entertaining.

Dining Room

14' 4" x 11' 1" (4.37m x 3.37m)

A spacious dining room with a large rear-facing window allowing for plenty of natural light and pleasant views of the garden. The room features attractive oak-effect laminate flooring and neutral grey and white décor, creating a bright and contemporary feel. A strip spotlight fitting to the ceiling provides modern lighting, while a compact radiator ensures comfort. Generous floor space comfortably accommodates a large dining table and additional furniture, making it ideal for family meals and entertaining.





Kitchen

10' 9" x 18' 11" (3.28m x 5.76m)

A well-appointed and stylish kitchen fitted with a range of white high-gloss wall and base units providing ample storage, complemented by dark laminate work surfaces and a light grey splashback. The room benefits from two rear-facing windows fitted with grey wood-effect Venetian blinds, allowing for plenty of natural light. Finished with grey tile-effect laminate flooring and grey painted walls, the space offers a modern and cohesive feel. Integrated Neff appliances include a double oven, microwave, and an impressive five-burner gas hob, while a white ceramic Belfast sink adds a touch of character. There is space for a dishwasher and a freestanding fridge/freezer. Two contemporary LED ceiling lights ensure the room is well illuminated, and a radiator positioned beneath one window provides added comfort. A generous breakfast bar area offers additional seating and workspace, with access through to the utility room completing this practical and attractive kitchen space.

Utility Room

15' 2" x 9' 1" (4.62m x 2.78m)

A practical and well-equipped utility room featuring a small side-facing window and a half-glazed rosewood uPVC door providing direct access to the rear garden. The room is finished with grey tile-effect laminate flooring and grey painted walls, complemented by a tiled splashback for added durability. Fitted with white high-gloss wall and base units offering ample storage, the space also includes a white ceramic Belfast sink with a chrome mixer tap. There is designated space for a washing machine, and the boiler is conveniently housed here. Four ceiling spotlights provide bright, modern lighting, while a small radiator ensures comfort. A functional and neatly presented addition to the home.





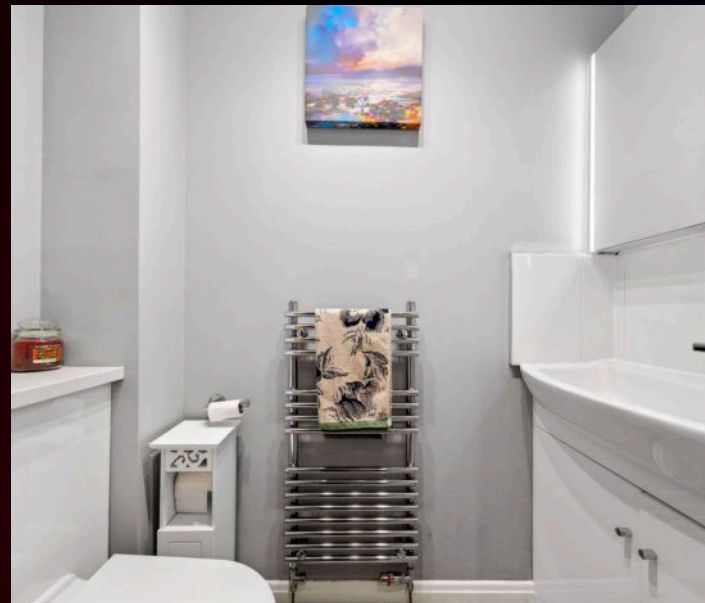
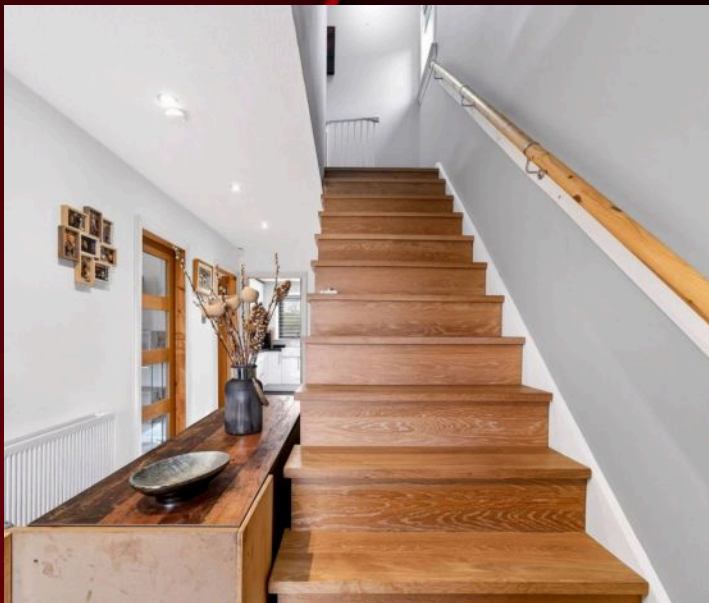
Wc

6' 0" x 2' 10" (1.82m x 0.86m)

A neatly presented and compact ground floor Wc fitted with grey ceramic tiled flooring and contemporary grey painted walls. The suite comprises a white hand basin set within a useful under-sink storage cabinet, complemented by tiled splashback detailing above and finished with a stylish chrome waterfall tap. A mirrored wall cabinet positioned above the sink provides additional storage and practicality. A heated chrome towel rail adds comfort, while ceiling spotlights offers modern illumination. Though compact, the space is thoughtfully designed and offers all essential facilities.

Hallway

A bright and welcoming entrance hallway featuring grey ceramic tiled flooring and a large radiator, creating a practical yet stylish first impression. A rosewood uPVC half-glazed front door with a full-height glazed side panel allows an abundance of natural daylight to flood the space. Ceiling spotlights provide additional modern lighting. Oak glazed internal doors lead through to the lounge, dining room, kitchen and ground floor WC, while a useful under-stairs cupboard offers convenient storage. Oak laminate stairs rise to the upper level, completing this well-presented and inviting entrance to the home.





Principle Bedroom

15' 2" x 9' 1" (4.62m x 2.78m)

A generously sized principal bedroom positioned to the front of the property, featuring a large window that allows for plenty of natural light, with a radiator neatly positioned beneath. The room is finished with attractive oak laminate flooring and a contemporary round LED ceiling light, creating a bright and modern feel. Fitted Sharpes overbed storage units and two double wardrobes provide excellent built-in storage solutions, while a separate walk-in wardrobe offers additional hanging space and further storage. A well-appointed and stylish main bedroom with ample storage throughout.

Bedroom Two

11' 9" x 8' 8" (3.59m x 2.63m)

A large, bright double bedroom with a front-facing window allowing natural light to fill the space, with a radiator positioned beneath. The room is finished with oak laminate flooring, light grey painted walls, and a strip spotlight to the ceiling, creating a modern and neutral backdrop. A convenient storage cupboard provides additional practicality, while the generous floor space easily accommodates freestanding furniture, making this a versatile and comfortable bedroom.





Bedroom Three

11' 9" x 8' 8" (3.59m x 2.63m)

A spacious rear-facing double bedroom featuring a window with a radiator beneath, filling the room with natural light. The room is finished with oak laminate flooring, grey and white painted walls, and a playful pink hearts LED feature ceiling light, creating a bright and cheerful atmosphere. Fitted with sleek three-door sliding wardrobes from Wickes, the room offers excellent storage while still providing ample floor space for additional freestanding furniture. A versatile and inviting bedroom.

Bedroom Four

6' 11" x 9' 11" (2.10m x 3.02m)

A bright single bedroom with a rear facing window with a radiator beneath, finished with oak laminate flooring and grey and white painted walls. A central ceiling pendant provides lighting, while modern three-door sliding wardrobes from Wickes offer practical storage. This versatile room is perfect as a nursery, home office, or comfortable single bedroom.





Bathroom

6' 10" x 7' 1" (2.08m x 2.16m)

A stylish and contemporary family bathroom with a side-facing window allowing natural light to brighten the space. Finished with grey ceramic tiled flooring and wall tiles to three walls, complemented by grey-painted accents, the room features a modern LED illuminated mirror for added style and practicality. The suite includes a white bath with an electric shower overhead, fitted with a chrome waterfall tap and glass shower screen, alongside a matching white wash hand basin with chrome waterfall tap and WC. A heated chrome towel rail and ceiling spotlights complete the room, creating a sleek and modern bathroom that is both functional and inviting.

Landing

A bright and practical landing featuring oak laminate flooring and two sleek LED ceiling lights. A small side-facing window provides natural light, while modern oak doors give access to all four bedrooms, the family bathroom, and a storage cupboard housing two shelves and the water tank. From the landing, there is also access to the floored loft, which benefits from lighting.





GARDEN

A fully enclosed and private garden, featuring a large grey composite decked area ideal for outdoor entertaining, a spacious lawn, and mature trees providing natural privacy. Additional benefits include an outside tap and a gate giving access to the front of the property.

DRIVEWAY

2 Parking Spaces

A large monoblocked driveway providing off-street parking for two vehicles, with convenient access to the double garage. Tiled stairs lead up to the porch, offering direct entry into the home.



29 West Bankton Place, Livingston, EH54 9ED



Approx. Gross Internal Floor Area 1652 sq. ft / 153.56 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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