



RE/MAX Property



54 Bankton Green, Livingston, EH54 9EB



A wonderful three bedroom home, perfectly positioned in the sought-after area of Bankton Green. In walk in condition, this charming property offers a peaceful rear garden and the convenience of a private multi car driveway and garage. Ideal for couples or those seeking additional space for a home office, this home combines comfort, practicality, and a touch of nature, making it an exceptional opportunity for modern living. Lorna MacDonald and RE/MAX Property are delighted to bring this property to the market.

Murieston retains its unique village atmosphere, whilst remaining within easy reach of the excellent amenities that Livingston has to offer. There are a few local shops, and The Centre and Livingston Designer Outlet are only a couple of miles away, offering a large range of high street shops, supermarkets and restaurants. Leisure amenities are all close at hand with multi-screen cinema, leisure pool and further sports facilities available locally. Commuter links are good from this area, via the local Livingston South train station, offering links between Edinburgh and Glasgow, and Edinburgh Airport is within easy reach. In addition, there is easy access to the A71 and M8 road networks, ideal for commuters. Bellsquarry and Williamston primary schools offer both nursery and primary education and afford good reputations, as does the local high school, James Young High School.

Front Garden

The welcoming front garden is neatly finished with decorative stone, creating an attractive, low-maintenance outdoor space that's perfect for adding your own pots and personal touch. A monoblock driveway runs the full length of the property, providing generous parking for multiple vehicles. It continues down to the garage and also leads to the steps and front door, offering practicality and style.

Entrance Hallway

The inviting hallway is entered through a half glazed upvc door, which, along with two adjacent windows, filling the space with natural light. The modern design features white painted walls, complemented by laminate flooring, for a polished look. Finishing touches include a ceiling light, a smoke detector, a power point, and a radiator, creating a practical entryway.

Lounge

3.862m x 4.367m (12'08" x 14'03")

This delightful room features neutral décor and soft carpet flooring, creating a warm and welcoming atmosphere. A front facing window floods the space with natural light, enhanced by a ceiling light for added illumination. Practical touches include a radiator, a fitted smoke detector, and power points for convenience.

Dining Room

3.213m x 2.848m (10'06" x 9'04")

This delightful dining room features neutrally painted walls and continued soft carpet flooring. Patio doors open to the garden, flooding the space with natural light and enhancing its bright, airy feel. Practical touches including a ceiling light, radiator, and power points ensure both comfort and versatility, making this a truly adaptable room for everyday living or entertaining.

Kitchen

3.180m x 2.380m (10'05" x 7'09")

This wonderfully modern kitchen seamlessly blends style and functionality. It boasts an array of grey gloss handleless wall and floor mounted units beautifully complemented by grey work surfaces and splashback. The papered walls and sophisticated laminate flooring create a cohesive, contemporary aesthetic.

Fully equipped for convenience, the kitchen includes an eye level oven, microwave, a four ring electric hob, a built in extractor hood, fridge and freezer, which will be included in the sale. There is also designated space for an under counter washing machine and a dishwasher. The sink area comprises of a stainless steel sink and half with mixer tap. Natural light floods the space through a rear facing window and half glazed upvc door, further enhanced by downlights and under counter lights. There is a large cupboard providing storage space. Additional features such as power points, a heat detector and a radiator ensure comfort, safety, and practicality.

Stairs and Landing

The décor flows seamlessly with carpeted stairs and landing, complemented by white painted walls. A window to the side allows fills the area with natural light. Finishing touches include downlights, a smoke detector, and an attic hatch.

Primary Bedroom

3.784m x 2.599m (12'05" x 8'06")

This charming room features neutrally painted walls, complemented by cosy carpet flooring. A front facing window fills the space with natural light, complemented by a ceiling light for additional illumination. The room is equipped with a radiator and power points for comfort and convenience.

Bedroom Two

3.302m x 2.356m (10'10" x 7'08")

This second double bedroom is tastefully finished with white painted walls, one light grey painted wall and carpet flooring, creating an inviting ambiance. A rear facing window allows natural light to flood the room, complemented by a ceiling light for a bright and airy feel. A built in wardrobe offers ample hanging and shelving space, enhancing the room's practicality. Additional features include power points and a radiator.

Bedroom Three

2.645m x 2.240m (8'08" x 7'04")

This well appointed third bedroom features white painted walls and carpet to the floor, creating a comfortable and modern ambiance. A rear facing window welcomes natural light, brightening the space. Two built in wardrobes, with hanging and shelving, provide storage space. Additional features include power points, a ceiling light, and a radiator.

Shower Room

2.785m x 1.651m (9'01" x 5'05")

This stylish bathroom effortlessly combines practicality with elegance. The grey laminate flooring, grey pattern wet wall and white painted walls create a modern yet easy to maintain finish. A front facing window allows natural light to brighten the space, further enhanced by downlights for a warm and inviting ambiance. The well appointed suite includes a large shower unit with a mains waterfall shower and additional handheld shower, a vanity sink, and a close coupled toilet, seamlessly blending functionality with modern design. Completing the space are a chrome towel radiator, a shaver socket, an extractor fan and an over stair storage cupboard.

Rear Garden

The private rear garden strikes a perfect balance between style and practicality. Attractive wooden decking areas provide ideal spaces for outdoor seating and relaxation, while decorative stone and artificial grass add a modern, low maintenance touch. A charming wooden summer house, included in the sale, offers sheltered enjoyment year-round. Fully enclosed by fencing, with double-gated access to the front and an additional rear gate, this thoughtfully designed garden creates a seamless extension of the home, perfect for entertaining or unwinding in peace.

Garage

5.934m x 3.058m (19'05" x 10'00")

The detached garage features an up and over door front door and a upvc side door for easy access from the garden. Inside, the space is equipped with power points and a ceiling light, ensuring both functionality and convenience.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

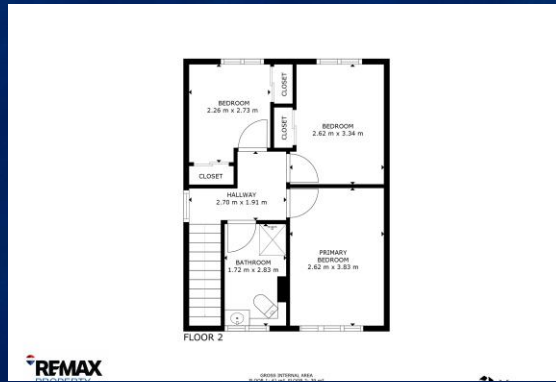
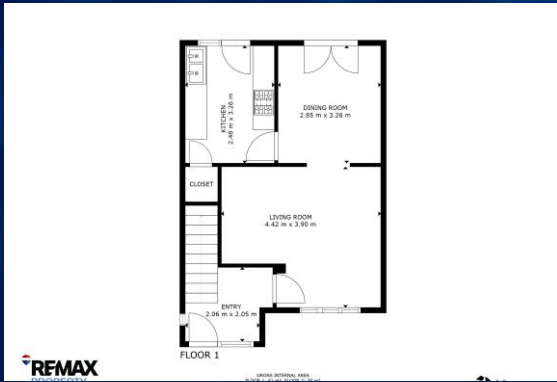
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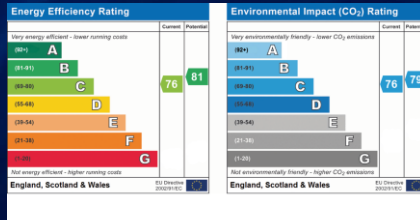


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