

JM

SIGNATURE ESTATES



## 39 WESTER BANKTON LIVINGSTON

£175,000  
FREEHOLD

This well-presented two-bedroom home is ideal for small families or professionals, offering generous living space and excellent access to local amenities.

The ground floor comprises an entrance vestibule, a spacious lounge featuring an electric fire, and a well-appointed kitchen with direct access to a large rear garden—perfect for outdoor entertaining or family use.

Upstairs, the property offers a generous principal bedroom with two built-in storage cupboards, a second bedroom, and a modern three-piece family bathroom.

Externally, the home benefits from a substantial rear garden and a large driveway providing convenient off-street parking.



**39 Wester Bankton, Murieston, Livingston, EH54 9DX**

Total Area: 60.1 m<sup>2</sup> ... 647 ft<sup>2</sup>



All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

**EPC Rating: D    Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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