



**REMAX**  
Property

36 Bankton Avenue, Livingston  
Offers Over £330,000



## **An Exceptional Four-Bedroom Detached Family Home**

Beautifully presented • Move-in ready • Prime Murieston location

A Home Designed for Modern Family Living

Occupying a peaceful cul-de-sac within one of Livingston's most sought-after residential locations, this impressive detached home combines generous accommodation with stylish presentation, excellent commuter connections and outstanding local amenities. Freshly decorated with new flooring throughout, the property is ready for immediate occupation and offers spacious, flexible accommodation ideal for modern family life.

£200 Per year factor fees

Council Tax Band F

EPC C

Freehold

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Murieston is widely regarded as one of Livingston's premier residential neighbourhoods. It offers an enviable combination of peaceful surroundings, excellent schooling, green open spaces and superb commuter convenience. Residents enjoy access to local parks, playing fields and sports clubs including tennis, cricket and football, while an extensive network of dedicated cycle paths and pedestrian walkways provides safe routes throughout Livingston and into the surrounding countryside. Livingston South Railway Station is approximately an 11-minute walk away, offering convenient services to Edinburgh and Glasgow, while the nearby M8 motorway provides excellent connectivity across Central Scotland.

**Entrance hall**

7' 1" x 9' 0" (2.17m x 2.75m)

Bright and welcoming with glazed internal doors, neutral décor and wood-effect flooring. Access to the principal reception rooms, kitchen and ground floor WC.

**Living Room**

10' 11" x 18' 8" (3.34m x 5.70m)

A generous dual-aspect lounge flooded with natural light, providing an elegant yet comfortable space for everyday family living.

**Kitchen**

8' 9" x 10' 3" (2.67m x 3.12m)

Well-appointed fitted kitchen overlooking the rear garden with ample storage, generous worktop space and quality NEFF appliances. Internal access to the garage.

**Dining room**

11' 1" x 9' 1" (3.37m x 2.78m)

A bright dining room with sliding patio doors opening directly onto the enclosed rear garden—perfect for entertaining.

**Ground floor WC**

4' 6" x 3' 7" (1.38m x 1.08m)

Conveniently fitted with WC and wash hand basin.

**Principal bedroom**

11' 3" x 10' 11" (3.43m x 3.34m)

Spacious dual-aspect principal bedroom featuring mirrored wardrobes and a stylish en-suite.

**Principal ensuite**

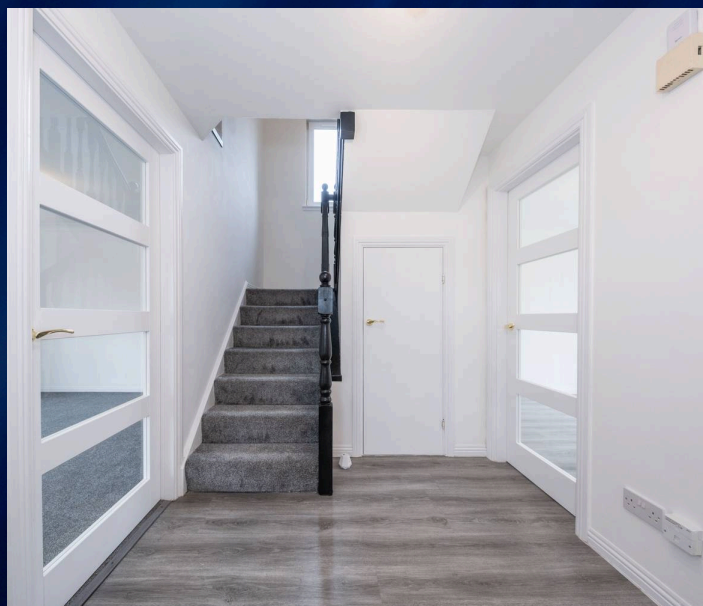
7' 1" x 4' 1" (2.17m x 1.24m)

Comprising shower enclosure, WC, wash hand basin and heated towel rail.

**Bedroom 2**

11' 1" x 12' 2" (3.38m x 3.72m)

Generous double bedroom with mirrored fitted wardrobes.





### Bedroom 2

11' 1" x 12' 2" (3.38m x 3.72m)

Generous double bedroom with mirrored fitted wardrobes.

### Bedroom 3

9' 6" x 7' 6" (2.89m x 2.29m)

Well-proportioned bedroom overlooking the rear garden with fitted wardrobe.

### Bedroom 4

8' 7" x 8' 8" (2.61m x 2.64m)

Versatile bedroom ideal as a child's room, guest bedroom or home office.

### Family bathroom

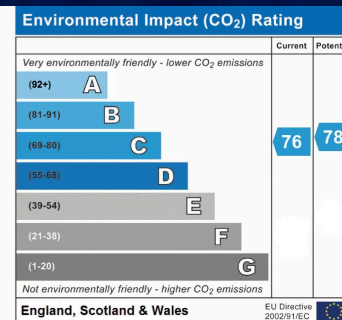
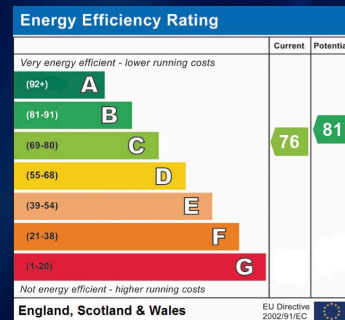
6' 5" x 6' 3" (1.96m x 1.91m)

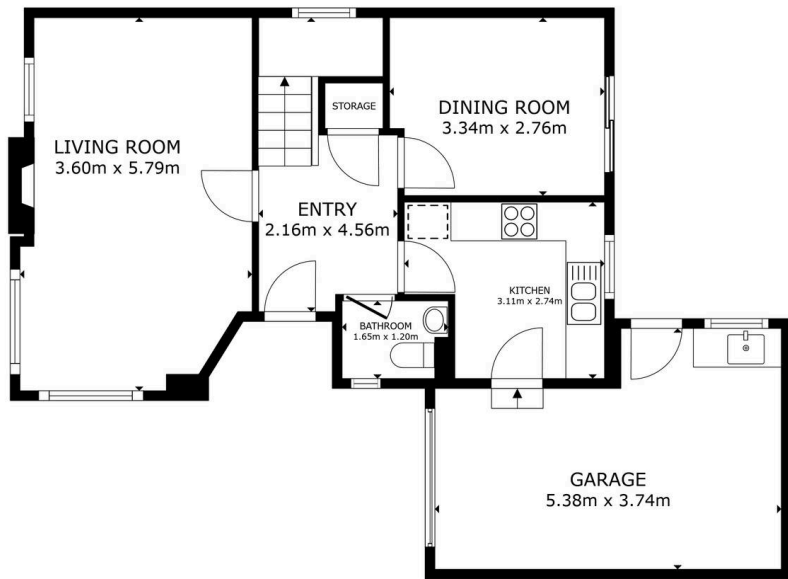
Comprising bath with shower attachment, WC and wash hand basin.

### Garage / Utility

17' 4" x 11' 11" (5.29m x 3.63m)

Integral garage incorporating a useful utility area with sink, plumbing for washing machine and new central heating boiler (January 2026).

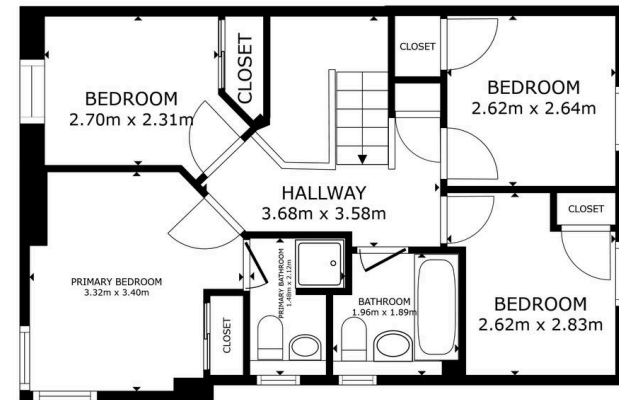




FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 49.2 m<sup>2</sup> FLOOR 2 50.7 m<sup>2</sup>  
 EXCLUDED AREAS - GARAGE 17.4 m<sup>2</sup>  
 TOTAL: 99.9 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 49.2 m<sup>2</sup> FLOOR 2 50.7 m<sup>2</sup>  
 EXCLUDED AREAS - GARAGE 17.4 m<sup>2</sup>  
 TOTAL: 99.9 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## REMAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.