



47 Bankton Way  
MURIESTON | LIVINGSTON | EH54 9EG

  
**warners**  
solicitors & estate agents



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Warners are delighted to present to the market this detached bungalow offering spacious and flexible accommodation to three bedrooms, located within an established and sought after residential area in Murieston.

The property is well presented and has been well maintained throughout, making it ideal for an incoming purchaser to create their perfect home. The property benefits from gas central heating, double glazing, fantastic storage options and wrap round gardens and driveway, and comprises:

- A welcoming dual aspect entrance porch
- Spacious bay windowed lounge with sliding doors to dining room/ bedroom three
- Breakfasting kitchen with utility room off, access to side garden
- Inner hallway with good storage
- Principal bedroom with fitted wardrobes and en-suite shower room with electric shower and vanity sink unit
- Further double bedroom with fitted wardrobes
- Family bathroom
- Sunny rear garden and driveway to side
- Local doctors, dentist, coffee shop, stores and Livingston South train station are all within a short distance.
- Nearby Williamston and Bellsquarry primary schools.

Energy Rating D, Council Tax E

All fixtures, fittings, integrated appliances, blinds and curtains are included in the sale.

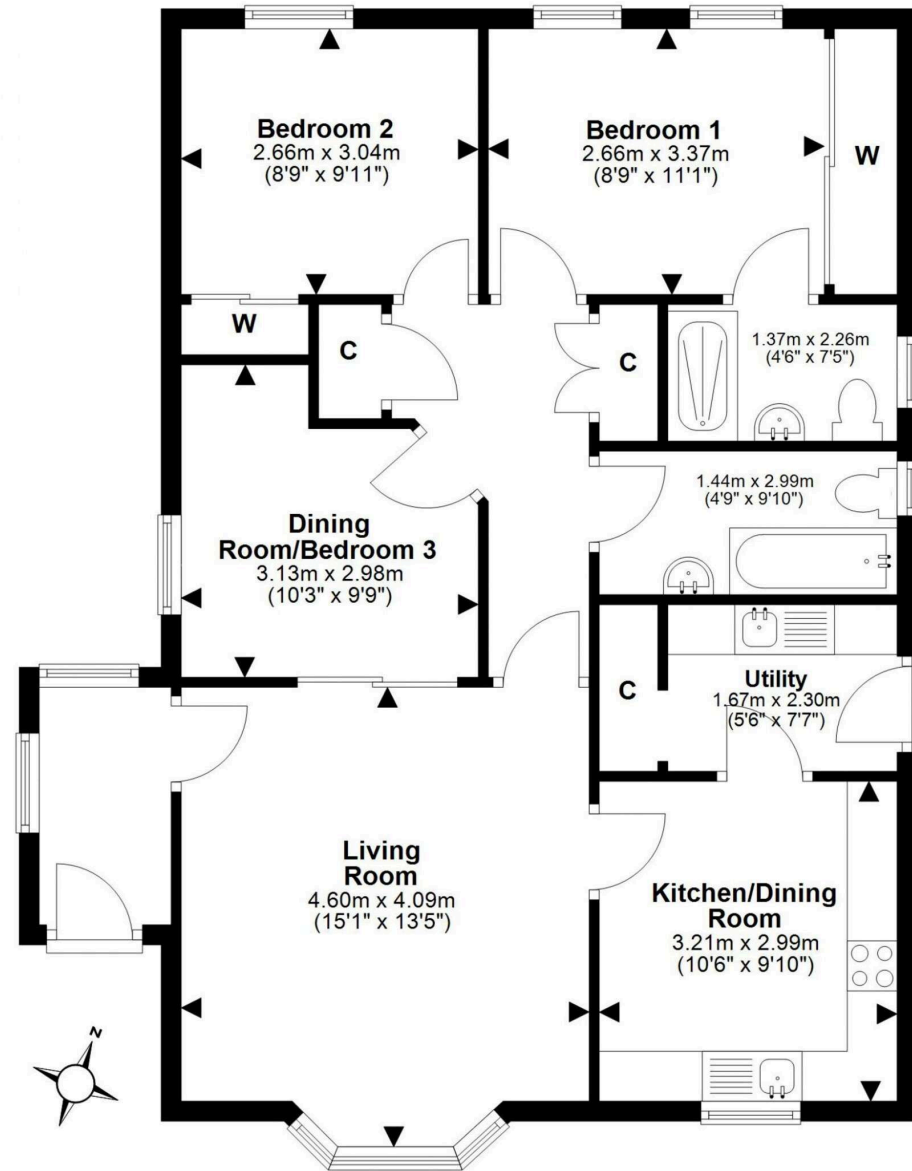
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.