



REMAX
Property

2 Bankton Wood, Bankton, Livingston, EH54 9DN



Looking for a spacious three-bedroom bungalow in the sought-after Murieston area? This could be the one! A well-presented three-bedroom home offering comfortable single-level living in a fantastic location.

This property in Bankton wood, Murieston, Livingston, EH54 9DN is a credit to its current owners and is a wonderful house in an ideal locale that sits on an amazing plot, close to the Murieston trail, leading to a variety of walks and local amenities. Set in a large plot, there is a driveway for several vehicles.

Sharon Campbell and REMAX property are delighted to bring this 3-bedroomed property to the market comprising of:

- Entrance Hallway
- Sunken Lounge
- Dining Room
- Kitchen
- Utility Room
- Family Bathroom
- En-Suite Shower Room
- Front and Rear Gardens
- Conservatory
- Garage
- Driveway

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 (aprox. 18 mins) and Glasgow (aprox. 50mins), 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 and private schooling in Edinburgh is easy to access.

Tenure: Freehold | Council Tax Band: F | Factor Fee: TBC | EPC: TBC

Front Garden and Garage

A substantial garage (5.065m x 3.350m (16'07" x 11'00")) can be accessed from both the front driveway and rear garden. It provides ample room for secure parking, workshop use or additional storage. Built-in shelving, lighting and power points add further practicality. The extensive monoblock driveway offers parking for several vehicles and leads directly to the garage. Decorative stone borders, some established planting and mature hedging enhance the frontage. Gated pathways run along both sides of the bungalow and connect with the enclosed rear garden.

Entrance Vestibule

Welcoming you to this lovely home via a door with a patterned window, plus adjacent windows, creating charm and allowing in natural light. The impeccable décor begins with laminate flooring and painted walls. A power point, a radiator and a ceiling mounted light complete this area.

Lounge

5.283m x 4.174m (17'04" x 13'08")

A spacious and characterful lounge, accessed by two carpeted steps which create an attractive sunken seating area. The room features soft carpeting, white-painted walls and a distinctive wood-paneled ceiling fitted with recessed spotlights and a ceiling fan. Large windows overlooking the side of the property allow plenty of light into the space, while a brick fireplace with a wooden mantel provides an appealing focal point. The open layout flows naturally towards the adjoining dining area.





Dining Room

3.547m x 2.879m (11'08" x 09'05")

Positioned adjacent to the lounge, the dining area offers ample space for a family dining table and chairs. The room is finished with laminate flooring, softly painted walls and a continuation of the distinctive wood-paneled ceiling. Angled recessed spotlights and a ceiling fan provide illumination, while a large double window overlooking the side of the property brightens the space. A radiator and multiple power points finish the room.

Kitchen

3.551m x 2.893m (11'08" x 09'06")

Fitted with a range of white cabinets, with silver handles, light worktops and a tiled splash back in neutral tones. A stainless-steel circular sink with matching drainer sits beneath a window overlooking the side of the property. A freestanding range-style gas cooker is accompanied by a stainless-steel and glass extractor hood and there is space for a dishwasher. The laminate flooring continues through from the dining room.

Utility Room

1.781m x 1.504m (05'10" x 04'11")

A practical room positioned off the kitchen, with space for a washing machine and fridge freezer, along with additional shelving for everyday storage. The room is finished with laminate flooring, neutrally painted walls and a beige tiled splash back with contrasting brown accents. A side-facing window and half-glazed external door provide natural light and access to the exterior, while a glazed internal door connects back to the kitchen. Further features include a radiator, power points, a ceiling light and an attic hatch.



Primary Bedroom

3.607m x 3.322m (11'10" x 10'11")

A generously sized bedroom finished with soft beige carpeting and neutral magnolia-painted walls. The room offers ample space for a double bed and accompanying furniture, whilst a built-in double wardrobe with mirrored sliding doors provide excellent storage. Glazed double doors open directly to the adjoining conservatory, adding to the sense of space and offering convenient access to the rear of the property. Further features include a recessed wall shelf, a radiator, power points and a ceiling-mounted light fitting.

En-Suite Shower Room

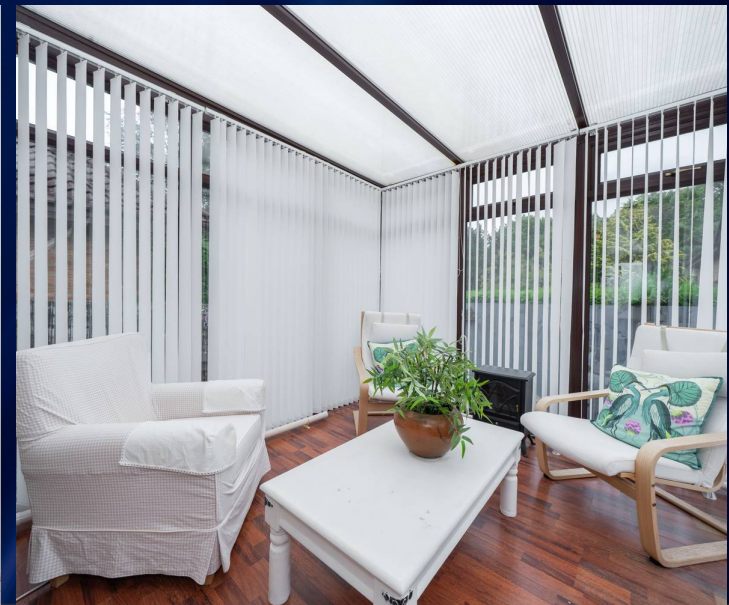
2.180m x 1.736m (07'02" x 05'08")

A stylish en-suite shower room is decorated with white-painted wall paneling and laminate flooring. The suite comprises of a shower enclosure with marble-effect wet-wall panels and an electric shower, a back-to-wall toilet and a vanity-mounted wash-hand basin, with useful storage below. A large wall mirror with integrated lighting sits above the sink, while open display shelving and a wall-mounted medicine cabinet provide additional storage. A chrome heated towel radiator is also supplied.

Conservatory

3.217m x 2.757m (10'07" x 09'01")

A pleasant conservatory offering an additional reception space overlooking the rear garden. The room is finished with laminate flooring, white-painted brickwork, being complemented by glazed walls and a pitched translucent roof. An electric fireplace provides a focal point, while power points and a glazed door leading directly into the garden add practicality.





Family Bathroom

3.385m x 1.760m (11'01" x 05'09")

A spacious bathroom featuring laminate flooring and softly painted walls. The suite includes a jet bath with a tiled surround, a toilet and a separate corner shower enclosure fitted with a Triton electric shower and wet-wall paneling. A vanity unit with a mounted wash-hand basin provides useful storage, with a wall-mounted mirror, overhead lighting and matching cabinets positioned above. A frosted window, a ceiling light, an extractor fan and a wall-mounted radiator are all included.

Second Bedroom

3.620m x 2.812m (11'11" x 09'03")

This bright double bedroom is presented with white-painted walls and soft beige carpeting. A rear-facing window overlooks the garden, while a substantial built-in wardrobe with mirrored sliding doors offers excellent storage. The room is completed by a radiator, power points and a ceiling light.

Third Bedroom

2.699m x 2.551m (08'10" x 08'04")

A comfortable bedroom offering space for a single bed and additional freestanding furniture, making it equally suited to use as a child's bedroom, guest room or home office. White-painted walls and beige carpeting create a neutral finish, while the rear-facing window overlooks the garden. A large built-in wardrobe with overhead cupboards provides generous storage, with a radiator, power points and a ceiling pendant light finishing the room.



Rear Garden

The fully enclosed rear garden has been designed for easy maintenance, with monoblock paving covering the majority of the space and pathways providing access along both sides of the property. A raised decked seating area creates an ideal spot for outdoor dining and entertaining, framed by established planting, mature hedging and timber fencing for privacy. The garden also benefits from direct access to the rear of the garage.

Additional Items

Tenure: freehold Council Tax Band:F Factor Fee:None EPC:
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 REMAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS

All offers should be submitted to: REMAX Property, REMAX House, 13b, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

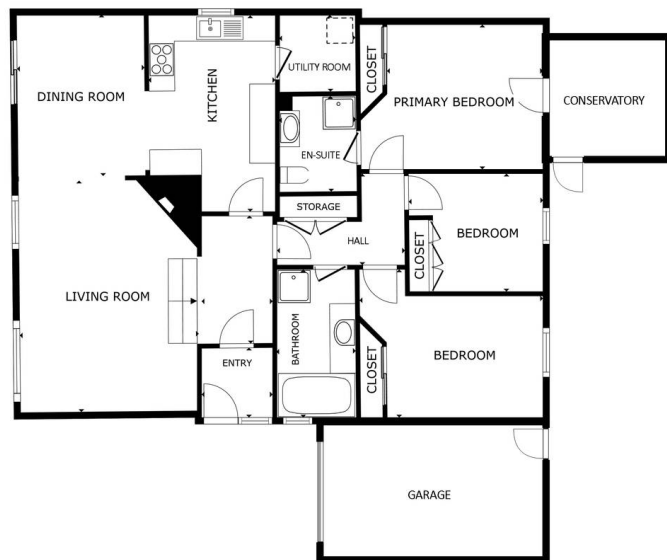
INTEREST

It is important your legal adviser notes your interest; otherwise, this property may be sold without your knowledge.

THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 113.3 m²
TOTAL : 113.3 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales



REMAX Property

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• www.remax-scotland.homes/estate-agents/livingston

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.