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Bankton Park East, Livingston, EH54 9BN

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Bankton Park East, Livingston



Set within an established residential area of Livingston, this attractive two-bedroom detached bungalow offers well-proportioned accommodation, private gardens and excellent potential, all conveniently arranged over one level.

A welcoming hallway leads to a generous lounge featuring a focal-point fireplace, with sliding doors opening into a bright conservatory overlooking the rear garden. The fitted kitchen provides practical storage and worktop space, while two well-proportioned bedrooms offer flexible accommodation, complemented by a shower room.

Outside, the property enjoys established gardens to the front and rear, with the enclosed rear garden featuring a patio, decorative gravel and mature planting. A generous driveway and single garage provide useful off-street parking and additional storage.

What's special about this house

- Attractive two-bedroom detached bungalow offering comfortable accommodation entirely on one level.
- Generously proportioned lounge with feature fireplace and direct access to the conservatory.
- Bright conservatory providing an additional reception area overlooking the rear garden.
- Two well-proportioned bedrooms offering flexibility for guests or home working.
- Fitted kitchen with a range of wall and base units providing practical storage.
- Enclosed rear garden with paved patio, decorative gravel and established planting.
- Generous driveway providing off-street parking and access to the single garage.

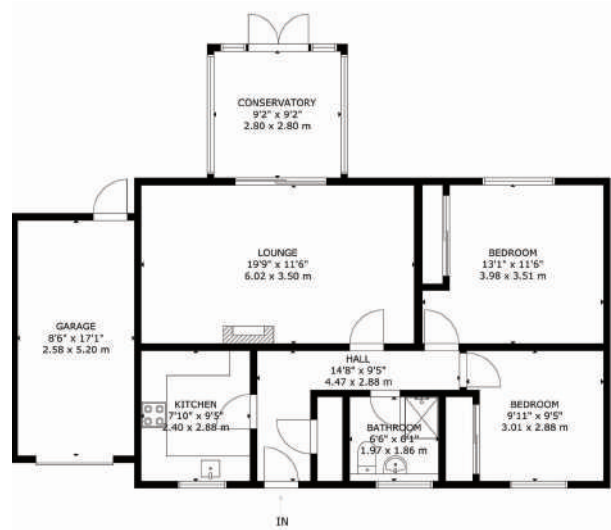


Location and Amenities

- Catchment for Williamston Primary School, and James Young High School. A short drive from West Lothian College and St John's Hospital.
- Within easy reach of the exclusive Deer Park Golf and Country Club housing a prestigious 18-hole course, beauty salon, thermal spa, swimming pool, gym, squash courts, and fitness classes.
- The Centre Livingston and Livingston Designer Outlet are less than a ten-minute drive.
- Ideal commuter location close to the M8 with easy access to Edinburgh (16 miles) and Glasgow (35 miles); the M9 is a short drive.
- Livingston South Railway Station with regular and swift links to Edinburgh and Glasgow is less than a five-minute drive.
- Edinburgh International Airport is just 12 miles away.
- Green spaces within easy reach include Bankton Mains Park, Bellsquarry Wood, and Almond Valley Heritage Park.

"An attractive detached bungalow offering comfortable single-storey living, generous accommodation and private gardens in an established Livingston location."

Home Report valuation	£270,000
Internal floor area	74m ²
School catchment	Williamston Primary School The James Young High School
Council tax band	Band D
EPC Rating	Band D
Train station	Livingston South (0.6 miles)



Dimensions

Lounge	6.02 x 3.50m
Conservatory	2.80 x 2.80m
Kitchen	2.40 x 2.88m
Bedroom 1	3.98 x 3.51m
Bedroom 2	3.01 x 2.88m
Bathroom	1.97 x 1.86m
Garage	2.58 x 5.20m

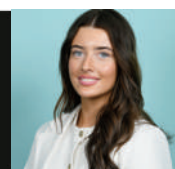
Extras

All floor coverings, light fittings, blinds, curtains, oven/hob, dishwasher, and garden hut are included

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Ava Steele
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.