



21 Easter Bankton, Livingston, EH54 9BD

This beautifully presented and impeccably maintained two-bedroom terraced home enjoys a peaceful cul-de-sac setting within the highly sought-after Murieston area of Livingston. Offering bright, generously proportioned accommodation over two levels, the property benefits from private gardens, a private driveway and an integral garage.

The house has been carefully maintained and is presented in excellent condition throughout, with UPVC double glazing and gas central heating provided by a modern Ideal combi boiler installed in 2023. There is also excellent potential to adapt or extend the accommodation, subject to the necessary consents. The integral garage could potentially be converted to provide additional living space, while there may be scope to extend above the garage to create a third bedroom. A number of neighbouring properties have also extended to the rear to create larger open-plan kitchen and dining spaces.

The location is particularly appealing for families and commuters, with scenic pathways providing convenient access to the well-regarded Williamston Primary School, while Livingston South railway station is only a short walk away.

The accommodation comprises:

- Entrance hall with deep storage cupboard, also housing the gas meter
- Generous L-shaped living and dining room with cherry wood-style laminate flooring, electric fire and large picture windows to the front and rear, creating a bright and comfortable living space



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING

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- Well-equipped fitted kitchen with a range of units, granite-effect worktops, inset stainless-steel sink and appliances including, electric hob with extractor hood, electric fan oven, washer drier, undercounter fridge and freezer
- Upper landing with hatch providing access to the partially floored loft, offering useful additional storage
- Fully tiled family bathroom with white suite comprising bath with Mira electric shower over, WC and wash basin, together with a heated towel rail and vinyl flooring
- Spacious rear-facing double bedroom with a pleasant outlook across the garden towards a wooded area and built-in wardrobe with hanging space
- Generous principal bedroom to the front with a pleasant open outlook, built-in storage cupboard and a particularly useful walk-in wardrobe/dressing room, which could alternatively provide an ideal home-office space

Exterior

The fully enclosed rear garden has been attractively designed for ease of maintenance, with a paved patio, decorative stone and hard landscaping creating an excellent space for outdoor seating and entertaining. A large garden shed is included in the sale. To the front, a private driveway provides convenient off-street parking, while the integral garage offers valuable additional storage and potential for future conversion, subject to the necessary consents.

Location

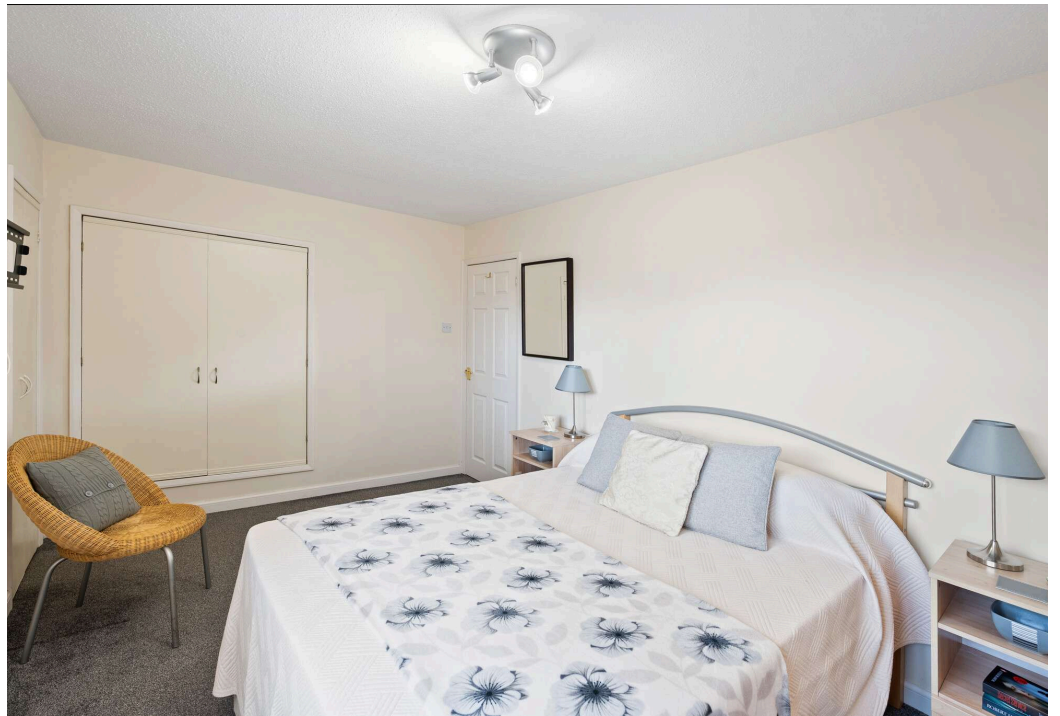
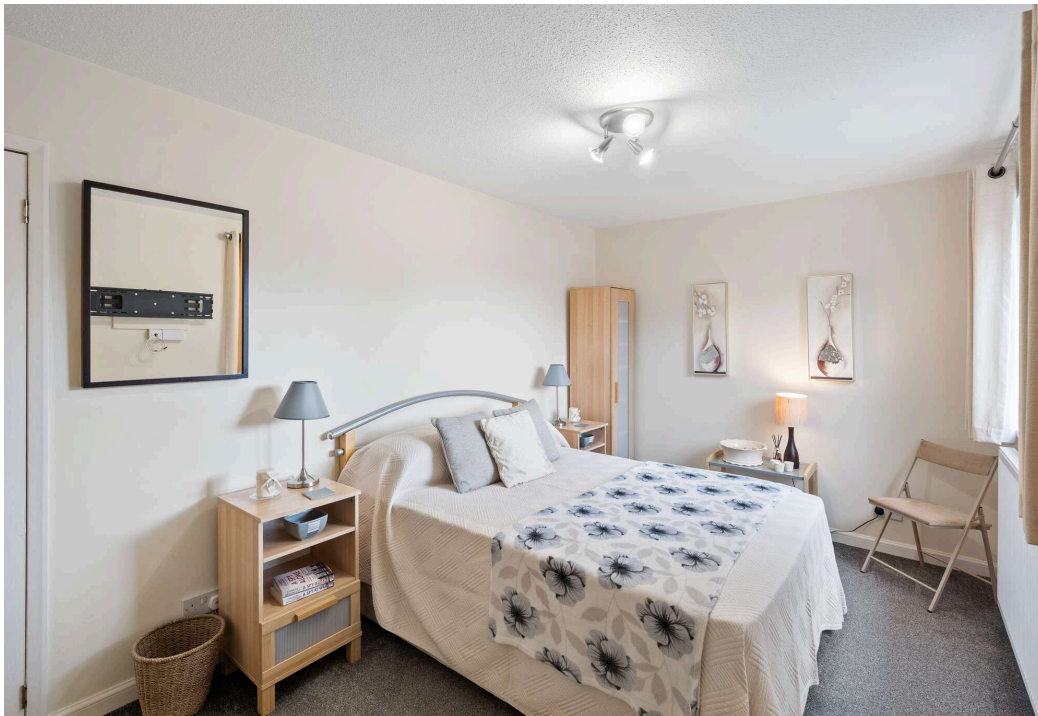
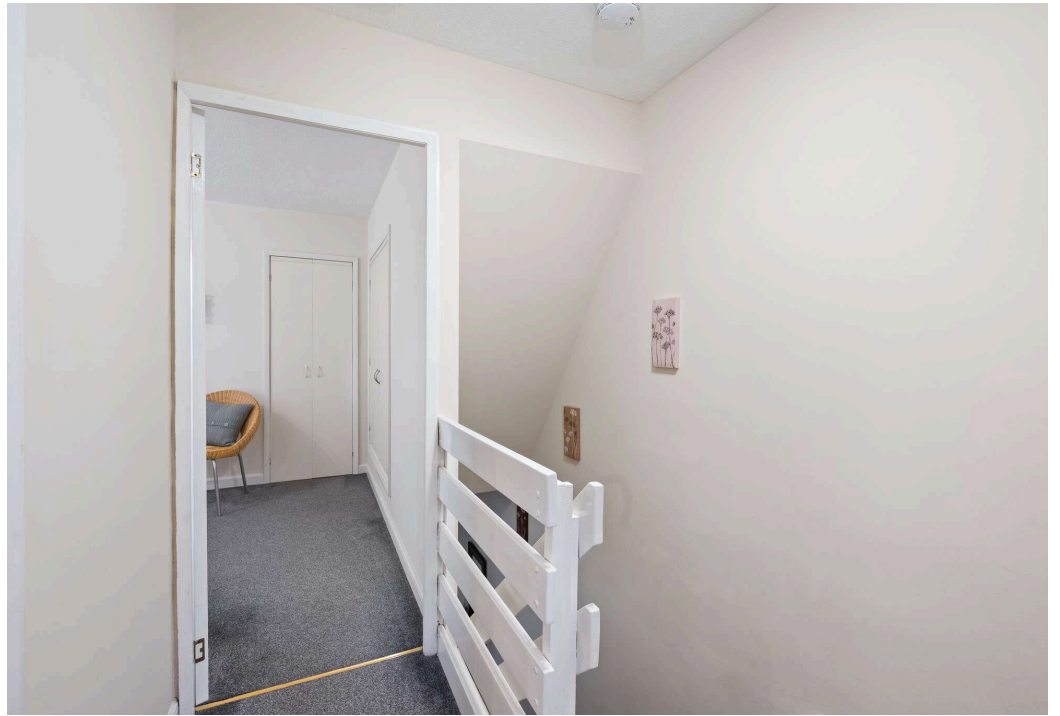
Murieston is one of Livingston's most desirable residential areas, particularly popular with families and commuters thanks to its excellent schools, attractive surroundings and superb transport connections. A wide range of shopping, dining and leisure facilities can be found nearby at Almondvale Shopping Centre and Livingston Designer Outlet, while further recreational amenities include a cinema, sports centres and Deer Park Golf and Country Club. Livingston South railway station is within a few minutes' walk, providing convenient rail connections, while easy access to the A71 and M8 makes the property particularly well placed for commuting to both Edinburgh and Glasgow. The property lies within the catchment areas for the well-regarded Williamston Primary School and James Young High School.

Extras

All fitted floor coverings, blinds, curtains, kitchen appliances and light fittings are included in the sale.

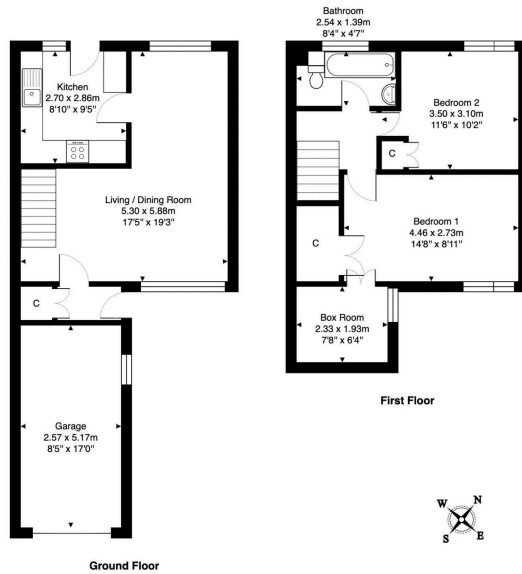
Council tax - Band C







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Total Area: 85.6 m² ... 921 ft²
All measurements are approximate and for display purposes only.



DMD | SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: property@dmdpartnership.co.uk

T: 0131 316 4666

www.dmdlaw.co.uk

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