



94 Bankton Brae, Livingston

Offers Over £280,000



94 Bankton Brae

Livingston

Welcome to Bankton Brae, Livingston, a well presented three bedroom detached home set within the highly sought after area of Murieston. Offering three bathrooms, a conservatory, garage and a two car driveway, this chain free property provides excellent space for modern family living in one of Livingston's most desirable locations.

Upon entering, you are welcomed into a bright and spacious hallway. Positioned to the left hand side is the downstairs WC, fitted with a two piece suite. Further along the hallway, also to the left, is the lounge, a comfortable and well proportioned space that easily accommodates two large sofas along with a media wall. A large front facing window allows plenty of natural light to fill the room, while a useful storage cupboard is located underneath the stairs.

To the rear of the property is the open plan kitchen and dining area. This space comfortably accommodates a dining table for four to five people and is ideal for everyday living and entertaining. The kitchen is fitted with ample cabinetry, splashback tiling and offers space for appliances including a dishwasher, washing machine, fridge freezer and a four point gas hob with oven. Patio doors lead through to the conservatory, a bright and versatile space that can be used as a second lounge, dining area or relaxing retreat, with direct access to the rear garden.

Upstairs, the property offers three well proportioned bedrooms.



The principal bedroom comfortably accommodates a king size bed with bedside cabinets and benefits from a fitted wardrobe and a private ensuite shower room, comprising a three piece suite with standing shower and tiling. Bedroom two is another generous double room with a fitted wardrobe and space for additional furnishings. Bedroom three is a versatile room with a large storage cupboard, ideal as a single bedroom, home office or dressing room.

The main family bathroom is also located on the upper level and comprises a three piece suite with a bathtub and overhead shower, finished with tiling around the bath area and neutral décor.

Externally, the property benefits from a generous east facing rear garden, offering a great space for relaxing or entertaining. To the front, there is a two car driveway leading to a single garage, providing excellent parking and storage options.

Bankton Brae is ideally located within Murieston, widely regarded as one of Livingston's most desirable residential areas. The property is within catchment for Bellsquarry Primary School and Williamston Primary School, as well as James Young High School. The nearby Murieston Trail offers excellent walking routes for outdoor enthusiasts, while Livingston Shopping Centre provides a wide range of retail, dining and leisure facilities. Murieston Medical Practice and local amenities are within walking distance and excellent transport links are available via Livingston South Train Station and the M8, offering easy access to Edinburgh and Glasgow.

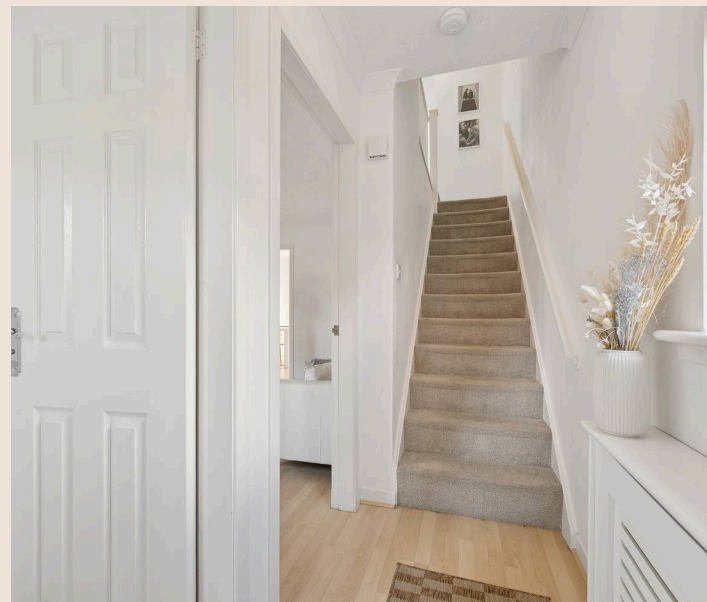
This is a fantastic opportunity to secure a spacious, chain-free family home in a prime Livingston location.

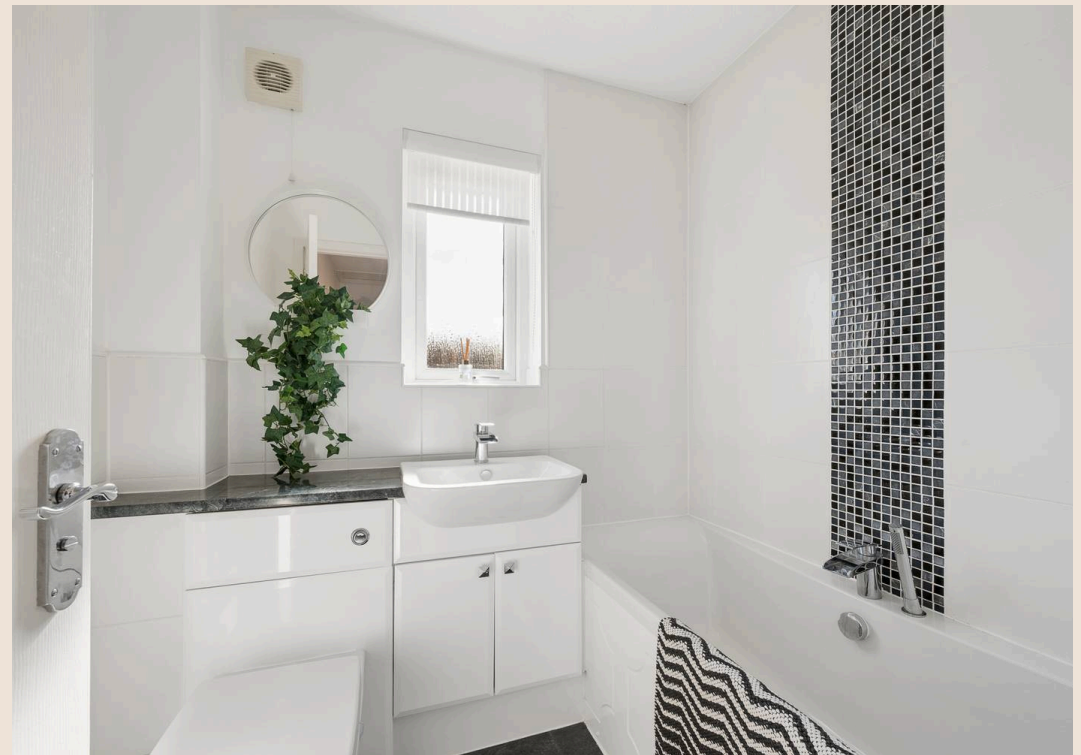
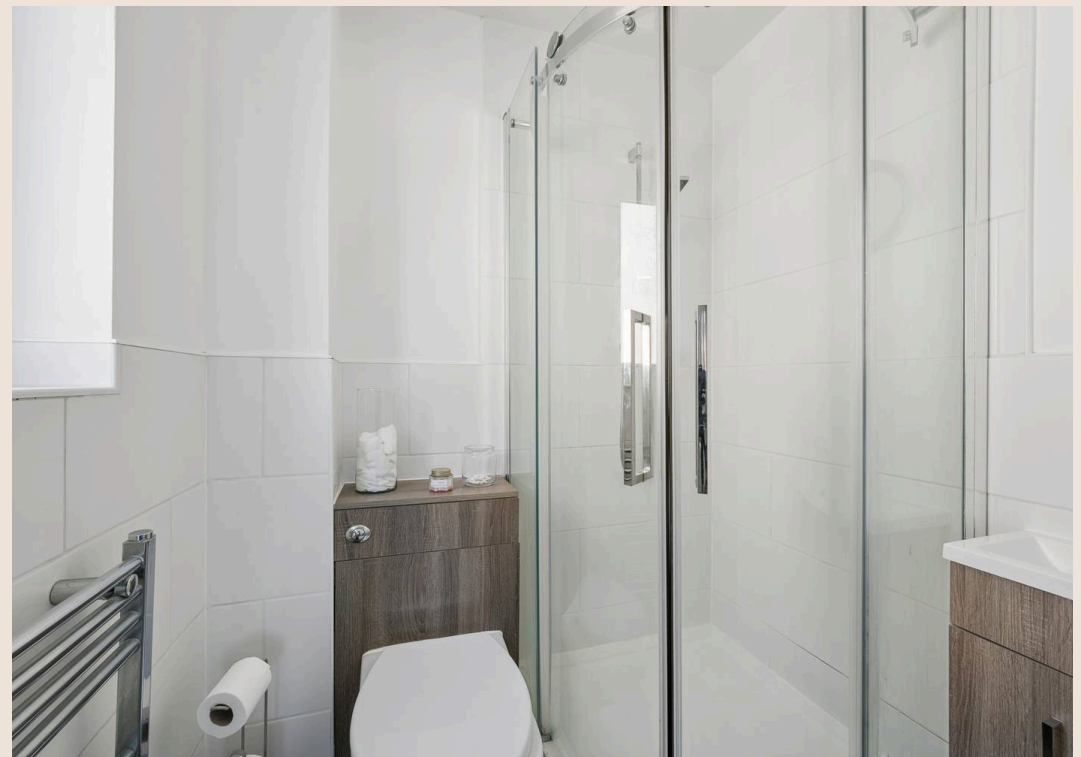
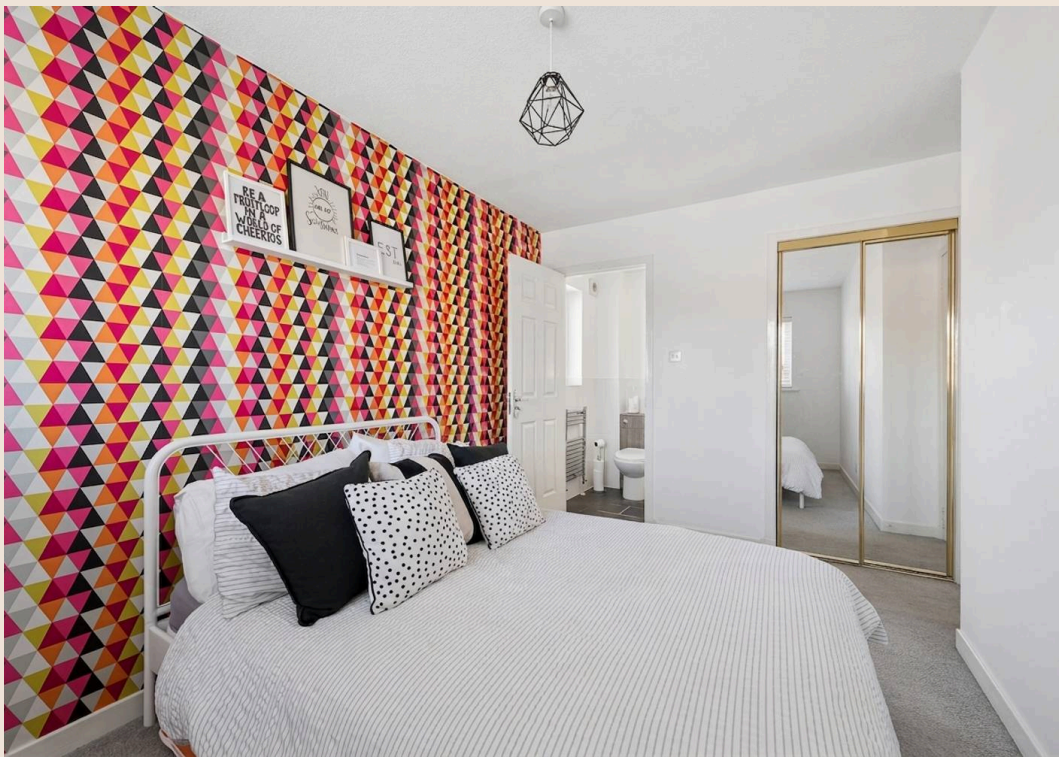
Home Report Value- £285,000

EPC - D

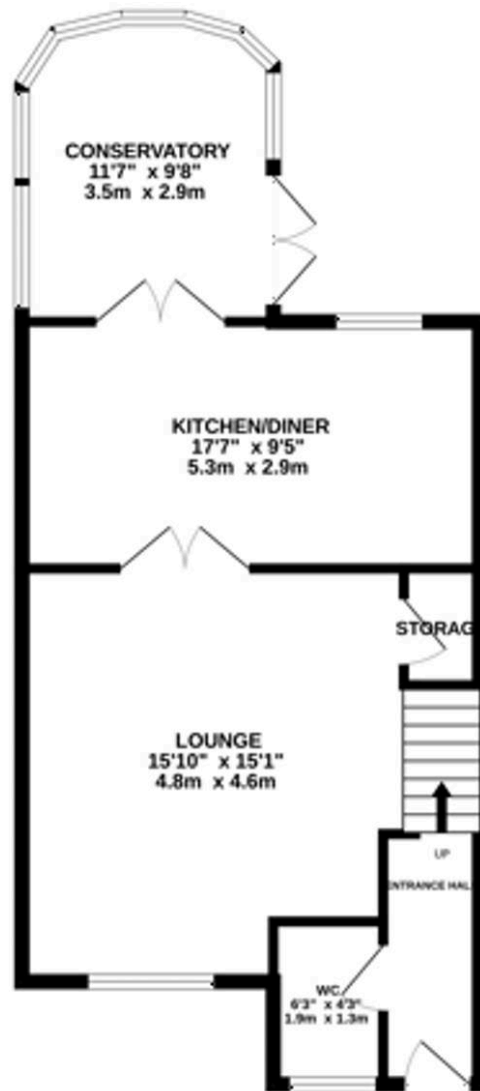
Council Tax Band - E

Square Ft- 980/ 91m2

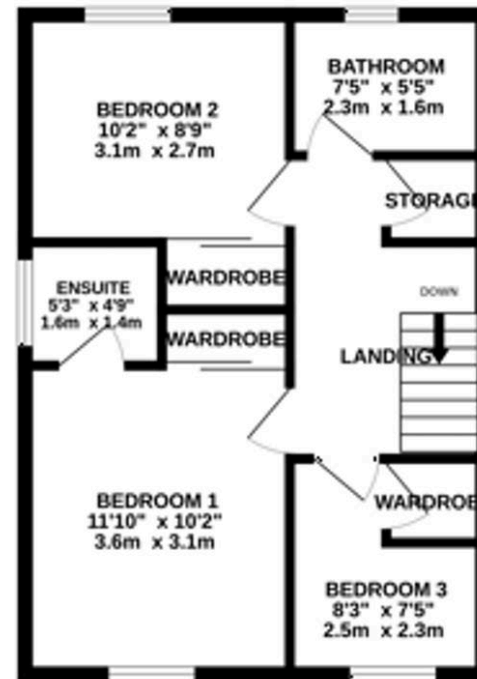




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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