



## 124 Easter Bankton, Livingston, EH54 9BH

This well-presented three-bedroom end-terraced two-storey house, complete with private driveway and gardens, is situated within the highly sought-after Murieston area. The property is well maintained and presented in good condition throughout, benefiting from gas central heating with a modern combi boiler and UPVC double glazing.

The accommodation comprises:

- Welcoming vestibule with a storage cupboard housing the electricity consumer unit, meter and gas meter.
- A bright, front-facing living room featuring maple wood-effect laminate flooring and a large picture window allowing for excellent natural light.
- An inner hallway providing access to the staircase leading to the upper level.
- A rear-facing kitchen/dining room fitted with a range of maple wood-effect wall and base units, complemented by granite-style laminate worktops and an inset stainless-steel sink. Integrated appliances include a gas hob with extractor hood, electric fan oven, fridge and freezer, with separate under-counter washer-dryer and slimline dishwasher.
- The upper landing gives access to a floored loft via hatch, offering excellent additional storage space.
- There are two generously proportioned double bedrooms, both benefiting from built-in wardrobes, together with a well-sized third bedroom to the front.
- The fully tiled family bathroom is fitted with a pedestal wash hand basin, WC and bath with Mira electric shower over.



### 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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### Exterior

The south-facing rear garden is designed for ease of maintenance, featuring a paved patio area, decorative stone and hard landscaping. The garden is fully enclosed by fencing and includes a large shed, which is to be included in the sale. To the front, there is a multi-car driveway providing off-street parking.

### Location

The property is set within a quiet residential cul-de-sac in the popular Murieston area of Livingston. Excellent local amenities are available nearby at Almondvale Shopping Centre and Livingston Designer Outlet. The property is ideally positioned for commuting, with easy access to the A71 and convenient links to the M8 motorway, providing routes to both Edinburgh and Glasgow. Livingston South railway station is just a short five-minute walk away.

The property falls within the catchment area for Williamston Primary School and James Young High School. Additional local amenities include a cinema, sports centres and Deer Park Golf and Country Club.

### Extras

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

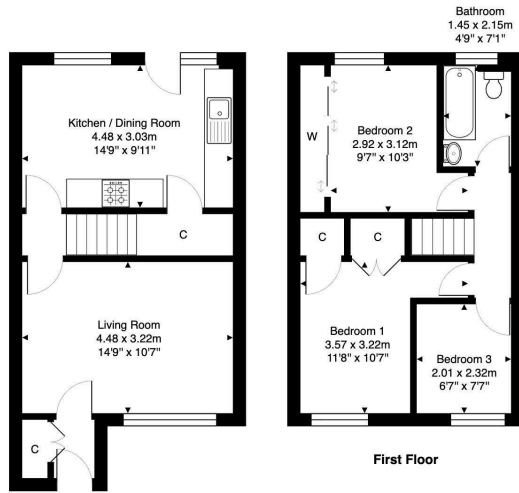
Council Tax - Band C







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Ground Floor



Total Area: 68.6 m<sup>2</sup> ... 738 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



**DMD** SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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