



FOR SALE
RE/MAX
REAL ESTATE



This wonderful house is in an ideal locale and sits on an amazing plot. Close to Livingston South railway station and other local amenities. Having been upgraded throughout, this property in Bankton Drive, Murieston, Livingston, EH54 9EH is a true credit to its current owners. Set in a large corner plot, there is driveway parking and a lovely cul-de-sac locale.

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 and Glasgow, 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.

Front Garden and Garage

A welcoming approach features a mono-block driveway, with plenty of off-road parking. The garage has a front up-and-over door, a rear door and also power and lighting. A side gate provides access to the rear.

Entrance Hallway

Entry to this inviting hallway is through a UPVC door featuring decorative glass, allowing natural light to enter. The décor begins with neutrally painted walls, and real wood flooring. A recessed ceiling downlight, a radiator, a smoke detector and a power point complete this area.

Lounge

3.980m x 3.669m (13'00" x 12'00")

This splendid room has been finished with neutrally painted walls and wooden flooring. The windows to the front of the property allow plenty of natural light into the room, being further enhanced by recessed ceiling downlights. The fireplace, with fire, creates a focal point to the room. A built-in storage cupboard, a radiator, power points, a television aerial socket, a telephone point and a smoke detector are provided.

Dining Room 3.257m x 2.363m (10'08" x 07'09")

Located to the rear of the property, the glazed patio doors provide a wonderful outlook to the garden. The contemporary décor continues with neutral tones to the walls and wooden flooring. Recessed ceiling downlights, power points and a radiator finish this room.

Kitchen 3.222m x 2.170m (10'06" x 07'01")

This lovely room includes wall and floor mounted units with wood effect frontages. The co-ordinating neutral work surfaces blend with the rest of the décor; neutrally painted walls, tiled splashbacks and tiled flooring. Equipped with an electric oven, four-ring gas hob, a cooker hood, an under-counter refrigerator and freezer, an integrated dishwasher and an under counter washing machine, which will all be included in the sale. A stainless-steel sink with mixer tap and a drainer is located to take advantage of the views from the windows to the rear garden. A half-glazed UPVC door allows in more natural light, with additional lighting from under unit lighting and recessed downlights. Power points and a heat detector complete this room.

Living Level Toilet 1.432m x 0.871m (04'08" x 02'10")

The modern room is decorated with wooden flooring and neutrally painted walls with a tiled splashback. A white wall mounted corner sink and a white close-coupled toilet provide the facilities. A window to the front allows in natural light to compliment the recessed ceiling downlight. A radiator is also included.

Stairs and Landing.

The carpeted stairs lead to the upper landing, which has wooden flooring and neutral tones to the walls. A window to the side of the property allows in natural light and ceiling lighting also brightens the area. An integrated storage cupboard, attic access, power points, and a smoke detector are also included.

Main Bedroom

3.694m x 2.561m (12'01" x 08'04")

This bright room has been painted with neutral tones to



Main Bedroom 3.694m x 2.561m (12'01" x 08'04")

This bright room has been painted with neutral tones to the walls and has wooden flooring. A window to the front of the property allows for natural light and there are ceiling downlights. Mirror fronted wardrobes provide hanging and shelving space. A radiator and power points are supplied.

Bedroom Two 3.002m x 2.660m (09'10" x 08'08")

This delightful room has been finished with wooden flooring and neutrally painted walls, with a feature mural. The window to the rear of the property allows in natural light and this is further complemented by recessed ceiling downlights. The mirror fronted built-in wardrobe provides plenty of storage space. Power points and a radiator are also provided.

Family Bathroom 1.879m x 1.656m (06'02" x 05'05")

This fabulous room has been fully tiled to the walls and floor. The white suite comprises of a close coupled toilet, a bath, featuring spa jets, with a mains shower above and a wall mounted sink. Ceiling downlights are assisted by a window to the rear of the property allowing for natural light. A chrome-ladder radiator is also included.

Bedroom Three 3.314m x 2.012m (10'10" x 06'07")

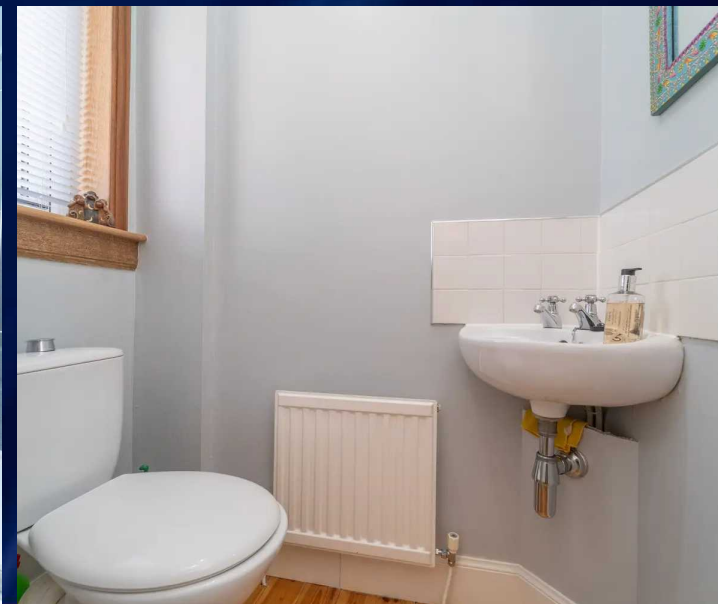
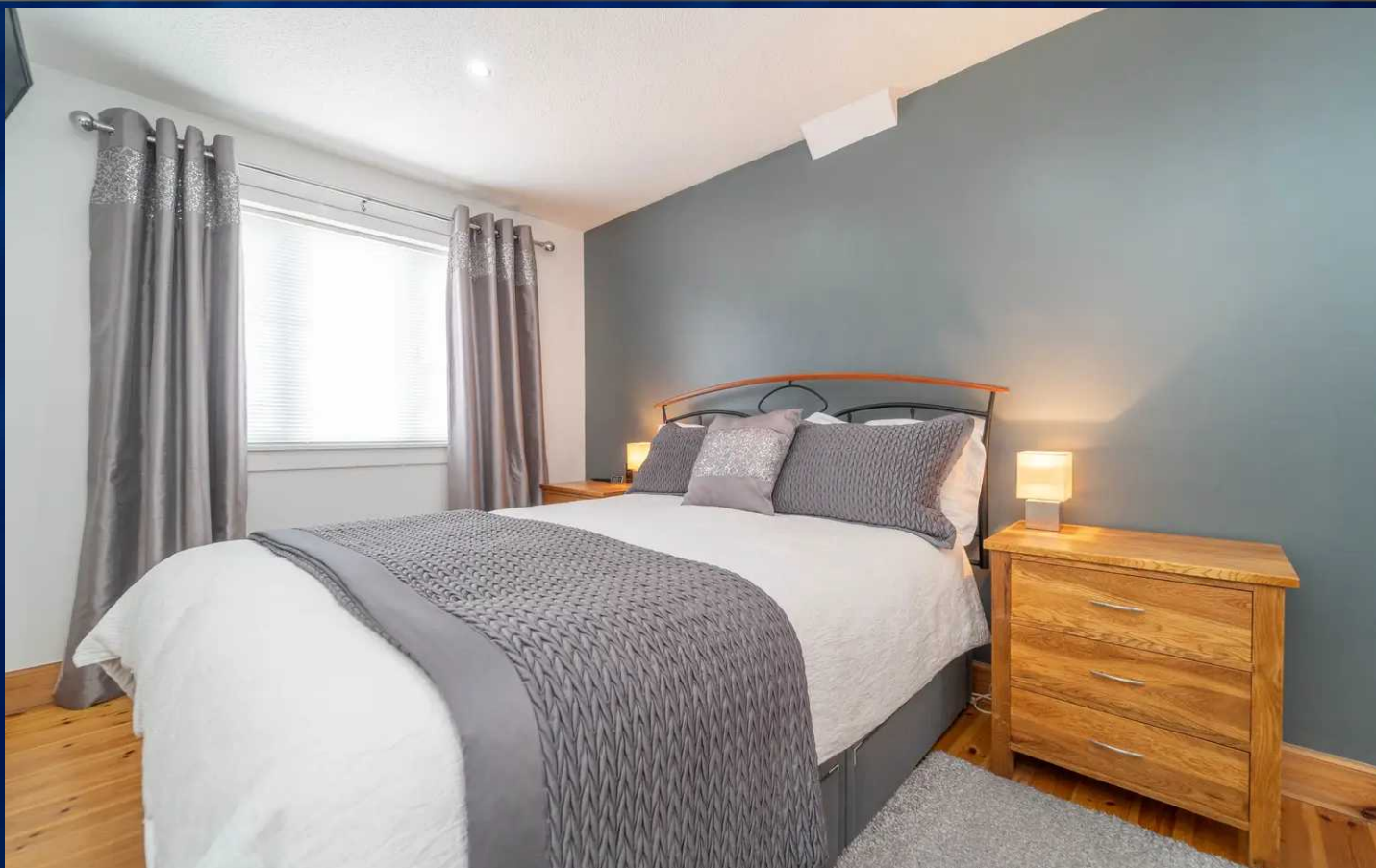
This lovely, spacious room has neutrally painted walls and wooden flooring, in keeping with the decor. The window to the front of the property allows in natural light and this is further complemented by a ceiling light. Power points and a radiator are also provided.

Rear Garden

The expansive rear garden has been designed to create an excellent space to sit, relax or entertain, at any time of the day. There is fencing on all sides with a gate providing access to the front of the property. A spacious lawn gives way to some planting with a decked area and three separate patio areas, built for seating. There is a rear door access to the garage.

Additional Items

Tenure: Freehold. Council Tax Band: E. All fitted floor coverings, window blinds, and mentioned kitchen items



Additional Items

Tenure: Freehold. Council Tax Band: E. All fitted floor coverings, window blinds, and mentioned kitchen items are included in the sale, as well as the tumble dryer and freezer in the garage. The shed, garden table and chairs, garden couch and pink bench will all remain. Most other items could be negotiated 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 RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960996670.

OFFERS All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

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

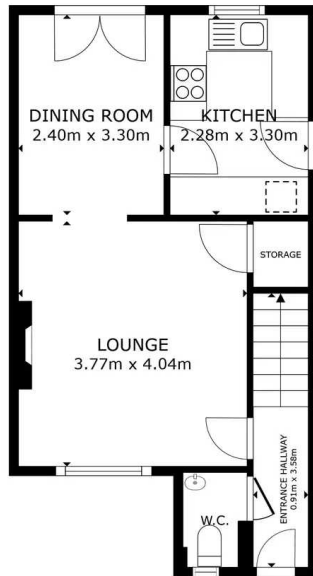
THINKING OF SELLING To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960996670 TODAY.

PROPERTY MISDESCRIPTION ACT INFORMATION

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. The internal photographs contained may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to, and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Prospective purchasers should make their own enquiries - no warranty is given or implied.



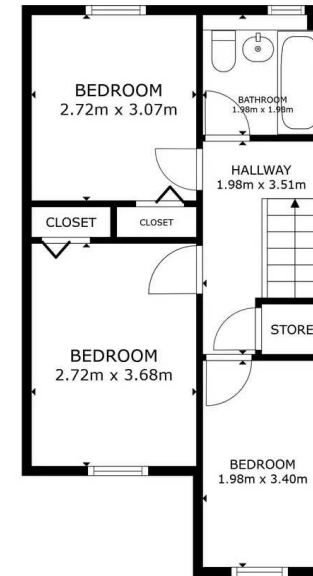




FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 38.9 m² FLOOR 2 39.0 m²
 TOTAL : 77.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 38.9 m² FLOOR 2 39.0 m²
 TOTAL : 77.9 m²

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RE/MAX Property

Remax Property, Remax House - EH54 6TS

01506 418555 • info@remax-livingston.net • www.remax-livingston.net



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.