



FOR SALE
RE/MAX
REAL ESTATE

45 Bankton Drive, Livingston

In Excess of £269,000



RE/MAX
Estate



45 Bankton Drive

Livingston, Livingston

Carol Lawton and RE/MAX Estates - Linlithgow
Beautiful 3-bed detached villa in sought-after Bankton, Livingston. Immaculate condition with driveway, garage, GCH, DG, and stunning gardens. Move-in family home. Freehold. Council tax band E. No factor fees. Early viewing recommended.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Bedroom 3

9' 4" x 6' 7" (2.84m x 2.01m)

Another attractive, recently decorated room with a window to the front of the property. Central light fitting, built-in storage cupboard, carpet flooring and a radiator.

Family Bathroom

6' 8" x 6' 2" (2.03m x 1.87m)

Newly fitted, high spec room with an opaque window to the rear of the property. Comprising of a white WC, sink with a chrome mixer tap and vanity unit below and a bath with a chrome mixer tap and an overhead mains operated shower with a glass screen. Downlighters, wet walls, click seal flooring, decorative wall mirror with Bluetooth, feature shelf, extractor fan and a chrome heated towel radiator.





Upper Landing

Rise the carpeted stairs to the upper level where access can be gained to the bedrooms, bathroom and the loft space. There is a window to the side of the property allowing plenty of natural light in. Central light fitting and carpet flooring.

Lounge

13' 1" x 10' 2" (3.99m x 3.11m)

Generous and bright room with windows to the front of the property. Central light fitting, wall lights, fireplace surround and hearth, laminate flooring and a radiator. Archway leading to the dining room.

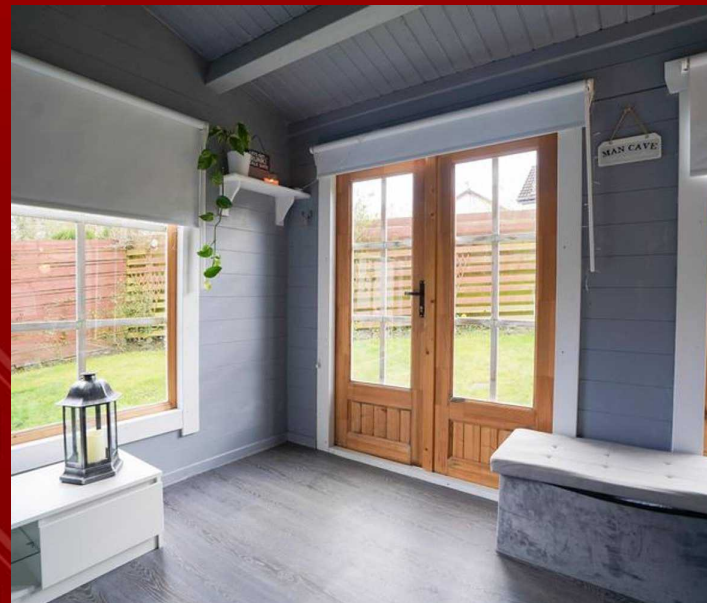
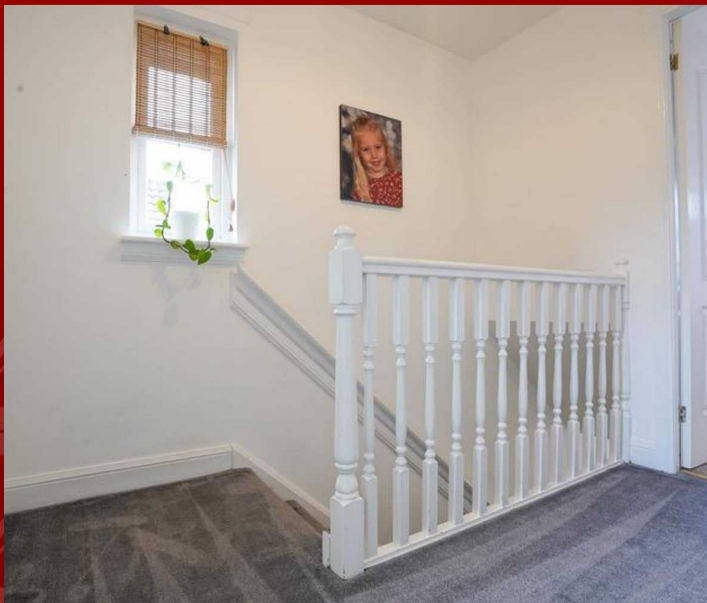
Garage

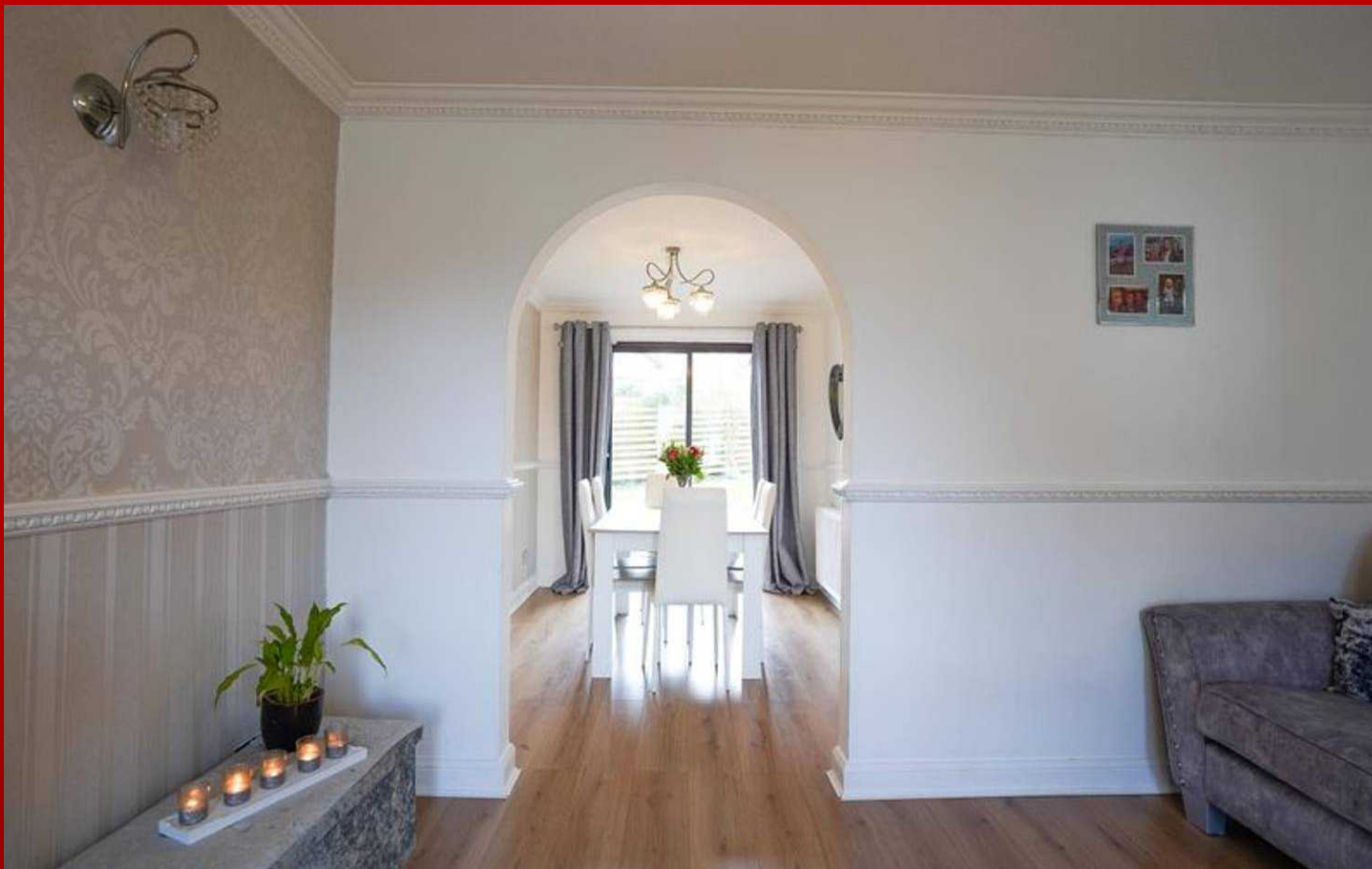
With an up and over door and another door leading into the rear garden, power and light. Excellent storage if required.

Entrance Hall

4' 9" x 4' 6" (1.45m x 1.37m)

Enter via a partially glazed UPVC door into the welcoming, freshly decorated hall that then provides access to the lounge and stairs leading to the upper level. Central light fitting, laminate flooring and a radiator.





Rear Hall

This is an ideal place for the storage of coats and boots, access to the downstairs WC.

Kitchen

14' 4" x 4' 2" (4.36m x 1.28m)

Modern, newly painted room with a window and a partially glazed UPVC door to the rear of the property. Comprising of base and wall mounted units with complimentary work tops, splash back tiling and a stainless steel sink with a chrome mixer tap. Integrated induction hob, electric oven, extractor fan and fridge/freezer. Space for freestanding appliances. Downlighters, central light fitting, laminate flooring and a radiator. Access to the downstairs rear hall.

Dining Room

10' 8" x 7' 10" (3.26m x 2.38m)

Lovely room with patio doors leading into the rear garden. Central light fitting, wall lights, laminate flooring and a radiator. There is ample room for a table and chairs. Access to the kitchen.

Bedroom 1

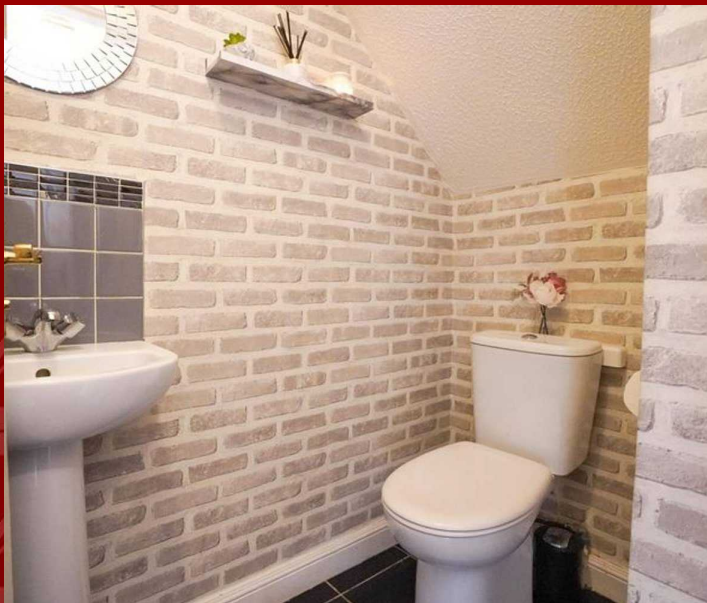
12' 6" x 8' 6" (3.82m x 2.59m)

Fabulous, recently decorated room with a window to the front of the property. Central light fitting, built-in storage cupboard, offering an abundance of storage and hanging space, carpet flooring and a radiator.

Downstairs WC

5' 6" x 2' 11" (1.68m x 0.89m)

Handy room comprising of a white WC and sink with a chrome mixer tap. Central light fitting, splash back tiled walls, tiled flooring, wall mirror, extractor fan and a heated towel radiator.



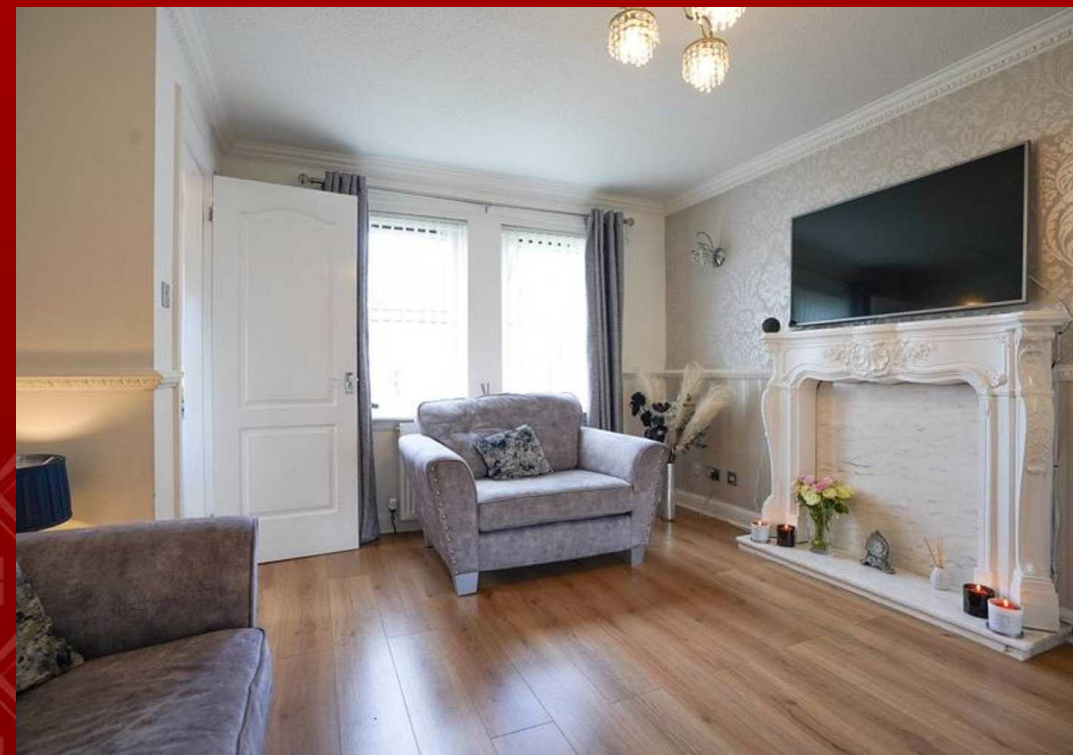
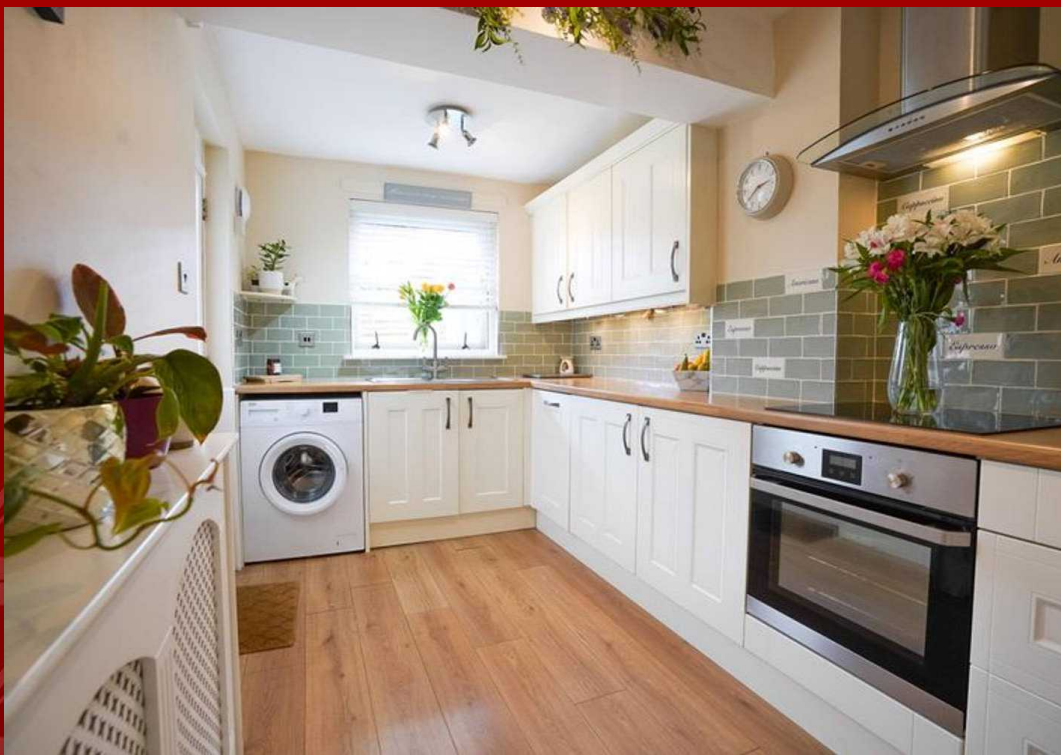


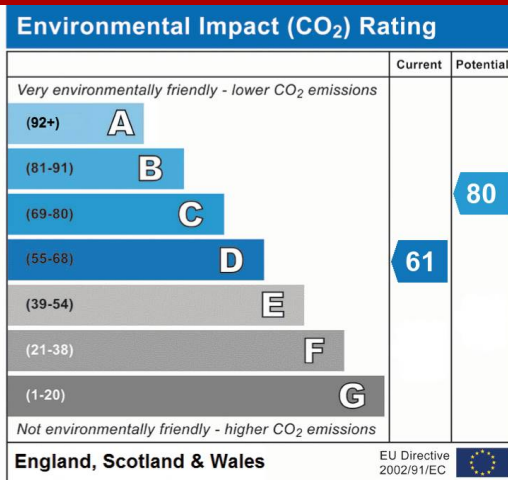
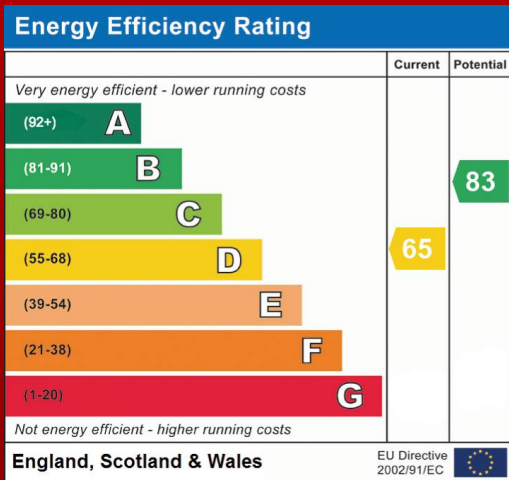
REAR GARDEN

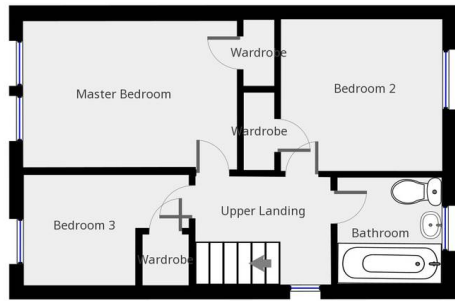
Fabulous rear garden that is fully enclosed and has a generous patio area, large lawn area, bordering plants and shrubs, a superb summer house with power that will be left as a gift, an outside light and tap. A wonderful garden to enjoy.

FRONT GARDEN

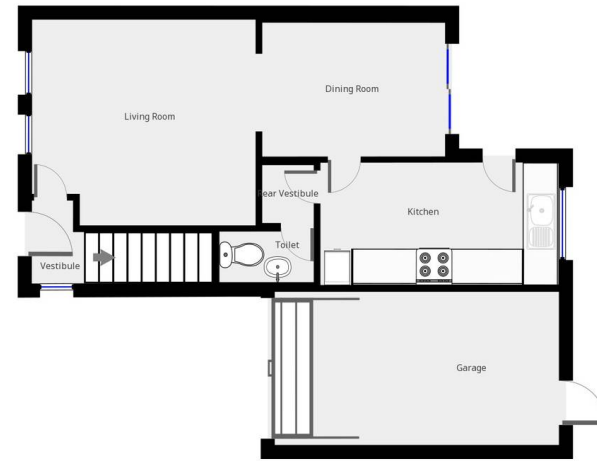
The front garden has a good sized paved drive for off street parking. There is, stone chips, lawn area, bedding plants, an outside light and access to the side which leads to the rear garden.







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