



23 Bankton Gardens, Livingston

Offers Over £379,000



RE/MAX
Estate



23 Bankton Gardens

Livingston, Livingston

Carol Lawton and RE/MAX Estates - Linlithgow. Spacious 4 bed detached villa on a corner plot in sought-after Bankton Gardens, Murieston, Livingston. Modern kitchen, en-suite master bedroom, garage, and gardens. Ideal family home close to schools, amenities, and transport links. Council Tax Band F.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Kitchen

10' 2" x 9' 11" (3.09m x 3.01m)

Amazing, newly fitted kitchen with a window to the rear of the property. Comprising of base and wall units with complimentary worktops, tiled splash back and a stainless steel sink with a chrome mixer tap. Integrated 5 ring gas hob, 2 sets of double electric ovens, extractor hood, microwave, fridge/freezer, dishwasher and pizza oven. Downlighters, under unit lighting and tiled flooring. Access to the utility room.

Utility Room

8' 3" x 5' 4" (2.52m x 1.63m)

Very handy room with a ½ glazed wooden door leading to the garden. Base and wall units with complimentary work tops and splash back tiles. Integrated fridge/freezer and space for washing machine. Central light fitting and tiled flooring.

Downstairs WC

5' 1" x 3' 8" (1.56m x 1.13m)

New, modern room with an opaque window to the rear of the property. Comprising of a white WC and sink with mixer tap. Central light fitting, splash back tiled walls, tiled flooring and a chrome heated towel radiator.





Cloakroom Area

Just off the hall there is an excellent area that could be used to hang coats and store shoes. Central light fitting and carpet flooring.

Hallway

Rise the carpeted stairs to the upper level where access can be gained to all the bedrooms, the family bathroom and the loft space. There is a window to the side of the property. Central light fitting, carpet flooring, storage cupboards and a radiator.

Master Bedroom

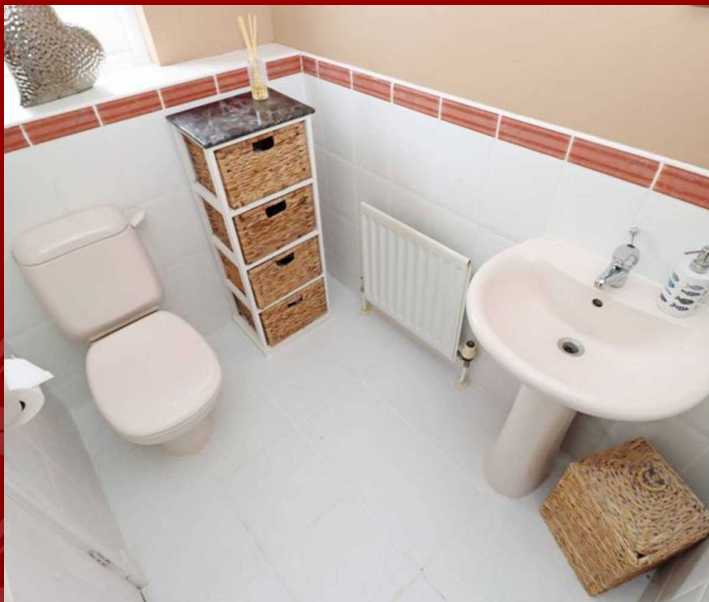
12' 9" x 9' 4" (3.88m x 2.85m)

Newly decorated room with a window to the rear of the property. Central light fitting, built-in double wardrobes offering an abundance of hanging and storage space, carpet flooring and a radiator. Access to the en-suite.

En-Suite

6' 9" x 4' 4" (2.05m x 1.33m)

Stylish room with an opaque window to the rear of the property. Comprising of a white WC, sink with a chrome mixer taps and a walk-in shower cubicle with a mains operated shower. Spotlight fitting, partially tiled walls, tiled flooring and a radiator.



Bedroom 2

11' 7" x 9' 3" (3.53m x 2.83m)

Generous, newly decorated room with a window to the rear of the property. Central light fitting, double built-in wardrobes, carpet flooring and a radiator.



Bedroom 3

10' 0" x 8' 2" (3.06m x 2.48m)

Bright and light room with a window to the front of the property. Central light fitting, carpet flooring and a radiator.

Bedroom 4

9' 4" x 8' 0" (2.84m x 2.43m)

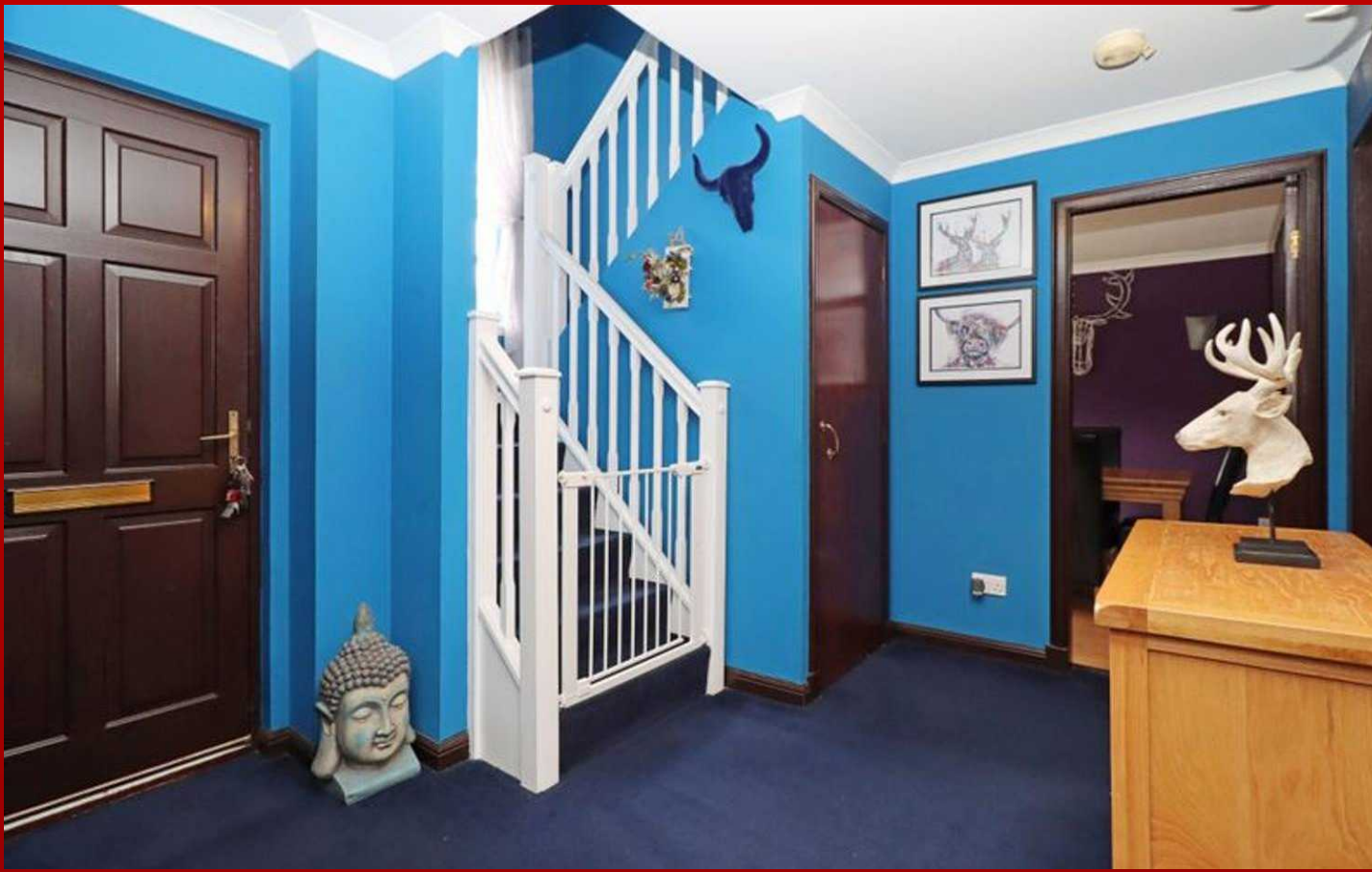
Another great room that has a window to the front of the property. Central light fitting, double built-in wardrobes, carpet flooring and a radiator. This room is currently used as a dressing room.

Family Bathroom

6' 8" x 6' 2" (2.04m x 1.89m)

Wonderful room with an opaque window to the front of the property. Comprising of a white WC, sink with a chrome mixer tap and a bath with a chrome mixer tap. Central light fitting, fully tiled walls, vinyl flooring and a radiator.





Hallway

10' 6" x 9' 8" (3.21m x 2.95m)

Enter via a wooden door into the welcoming hall where access can be gained to the lounge, dining room, kitchen, downstairs WC, cloakroom area and stairs to the upper level. Central light fitting, carpet flooring, under stairs storage cupboard and a radiator.

Lounge

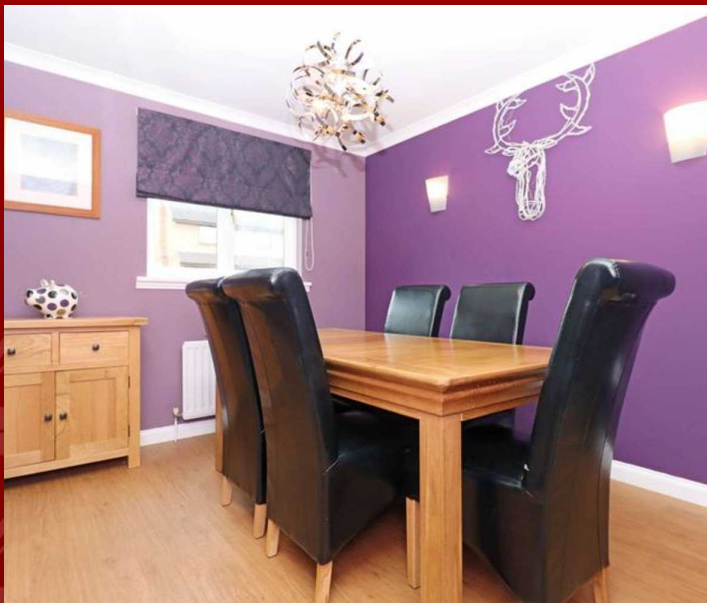
20' 3" x 11' 1" (6.16m x 3.38m)

Very attractive room that has recently been decorated. Window to the front of the property and patio doors leading into the rear garden. 2 ceiling light fittings, carpet flooring and a radiator.

Dining Room

11' 0" x 9' 4" (3.35m x 2.84m)

Good sized room with a window to the front of the property. Central light fitting, wall lights, vinyl flooring and a radiator. Plenty of space for a dining table and chairs.





FRONT GARDEN

There is a large mono bloc driveway for off road parking. There is a lawn area, bordering plants and shrubs, outside lighting and access to the rear of the property.

GARDEN

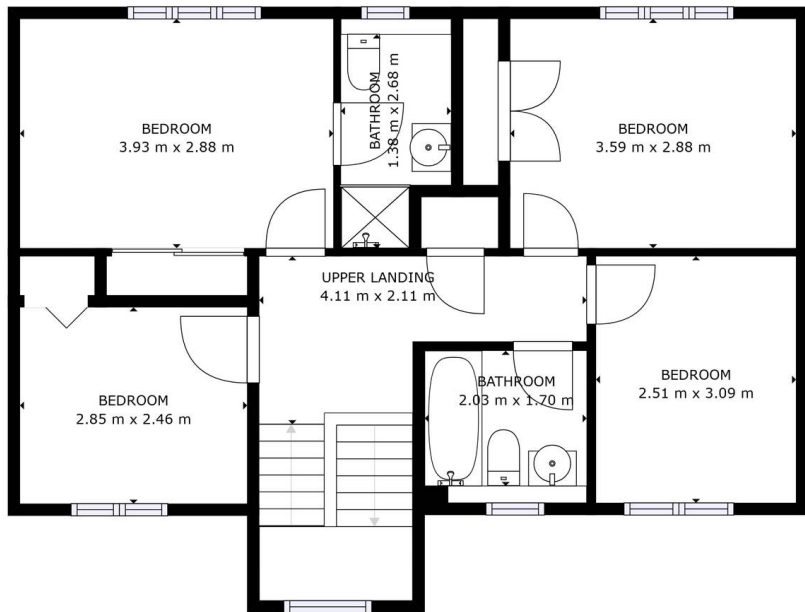
Exceptionally large garden that is private and fully enclosed with it's own private woodland. There is a patio area, lawn area, mature trees, plants and shrubs, outdoor tap and lighting. The greenhouse and wooden playhouse will be left as gifts. Access to the garage.

GARAGE

Single Garage

With an up and over door this space offers plenty of storage and has power and light.



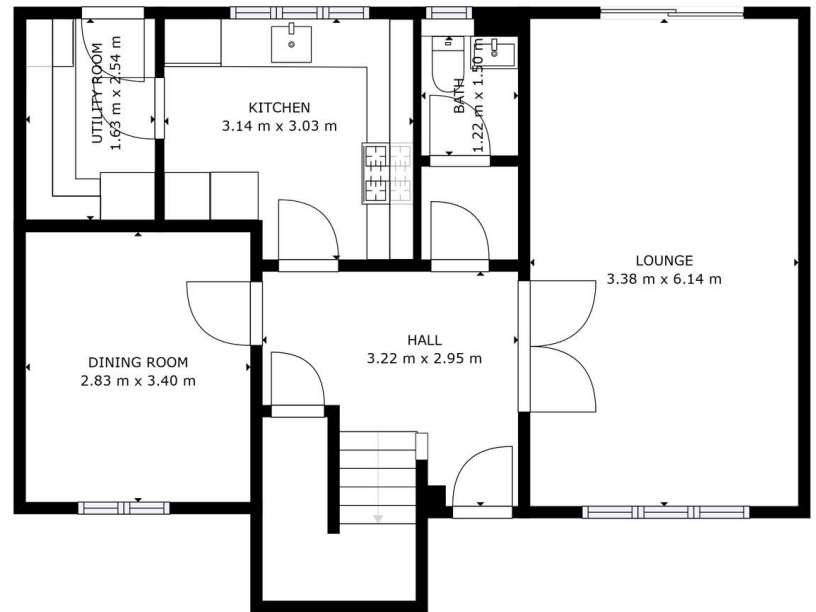


GROSS INTERNAL AREA
 FLOOR 1: 62 m², FLOOR 2: 62 m²
 TOTAL: 123 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

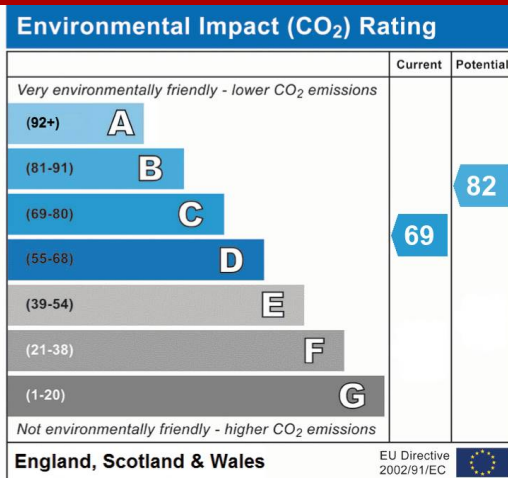
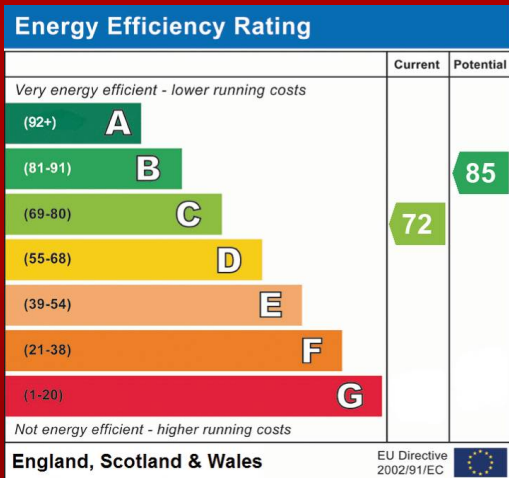


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FLOOR 1



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The Home Report



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