







A well-proportioned 3 or 4 Bedroom detached house, has fantastic living space, making an ideal purchase for a family. This home is fantastically placed in the popular area of Murieston. Lorna MacDonald and RE/MAX Property are delighted to offer to the market this home within Bankton Brae, Murieston.

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 Approach**

The front of this property presents a welcoming approach, finished in mono-block that creates a spacious multi-car driveway. Additionally, a set of steps leads to the front door.

#### **Entrance Vestibule**

Entrance to the property is through a upvc part glazed front door which opens into a vestibule with white painted walls and laminate flooring. A window to the side of the property brings in sunlight. There is a ceiling light, a power point and radiator to complete this area.

#### **Lounge**

11' 10" x 12' 6" (3.61m x 3.81m)

The room boasts sleek laminate flooring and freshly painted white walls, creating a contemporary and stylish ambiance. A large front-facing window floods the space with natural light, further complemented by a modern ceiling light. Additional features include a radiator, a smoke detector, and power points for functionality.

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#### **Dining Area**

11' 9" x 8' 0" (3.57m x 2.43m)

This versatile space seamlessly connects to the living area, featuring a continuation of the stylish laminate flooring and crisp white-painted walls. A ceiling light provides ample illumination, while a smoke detector and well-placed power points enhance safety and functionality.

#### **Kitchen**

8' 6" x 13' 3" (2.59m x 4.04m)

The kitchen serves as the heart of the home, thoughtfully designed with wall and floor-mounted units featuring sleek white gloss fronts paired with contrasting black work surfaces. The contemporary design is enhanced by white-painted walls and a continuation of the stylish laminate flooring. Equipped with modern appliances, the kitchen includes an eye-level oven and microwave, a four-ring induction hob, and integrated dishwasher and washing machine, all of which are included in the sale. Additionally, there is space for an integrated fridge/freezer. The sink area features a stainless steel basin with a drainer and a mixer tap, combining practicality with elegance. A rear-facing window offers views of the garden while inviting natural light into the space, further complemented by a glazed side door providing convenient access to the garden. A ceiling light enhances the natural illumination, and additional features include power points and a heat detector for functionality and safety.



### Conservatory

12' 9" x 10' 11" (3.89m x 3.33m)

This impressive rear-facing space is designed for comfort and versatility, featuring soft carpeting underfoot and painted white walls for a bright and inviting atmosphere. Large windows on three sides, coupled with double patio doors leading to the garden, flood the room with natural light and create a seamless connection to the outdoors. Additional features include two stylish wall-mounted lights, a radiator for warmth, and conveniently located power points, making this room both functional and appealing.

### Ground Floor Bedroom / Second Lounge

17' 0" x 7' 10" (5.19m x 2.40m)

This additional living space offers a bright and modern feel with its crisp white-painted walls and sleek laminate flooring. A front-facing window welcomes an abundance of natural light, creating an inviting atmosphere. The room is further enhanced by a ceiling light, a radiator for comfort, well-placed power points, and a smoke detector for added safety.

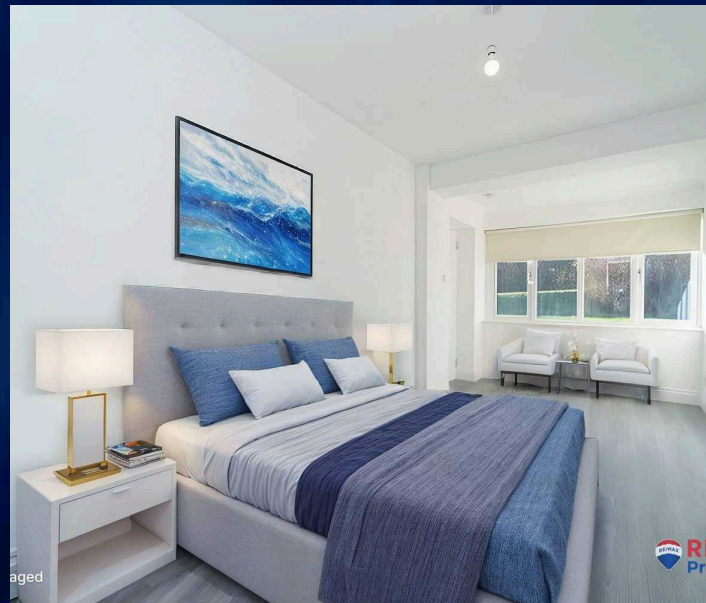
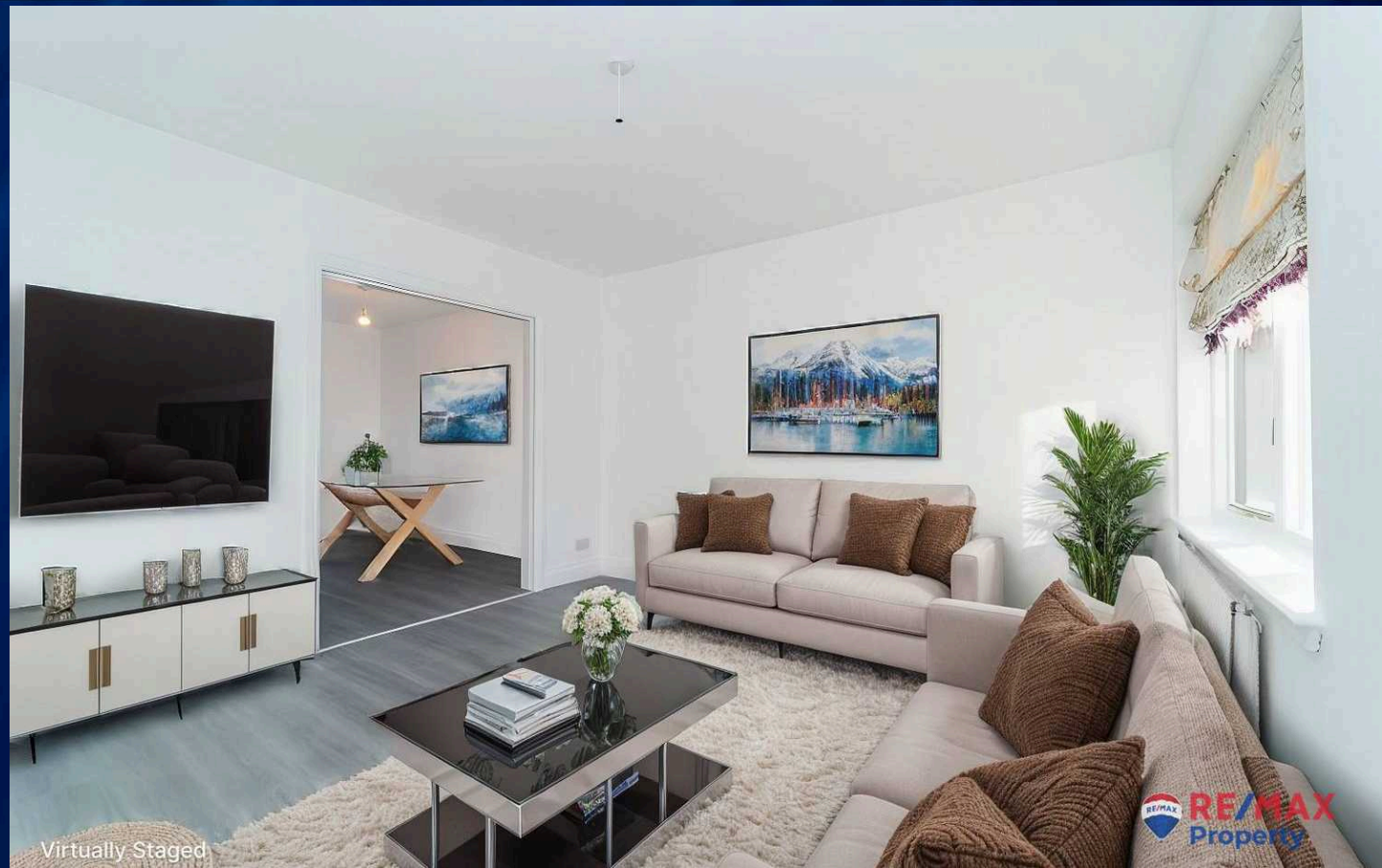
### Downstairs Toilet

3' 7" x 8' 2" (1.09m x 2.48m)

This stylish room features sleek laminate flooring and crisp white-painted walls, creating a clean and modern aesthetic. The suite includes a back-to-wall toilet and a wall-mounted sink, offering both functionality and contemporary design. A side-facing window allows natural light to brighten the space, complemented by a ceiling light for additional illumination. The room is elegantly finished with a chrome towel radiator, adding a touch of sophistication and practicality.

### Stairs and Landing

The staircase, finished with soft carpeting, leads to a landing that continues the cosy carpeted flooring and features crisp white-painted walls. Two side-facing windows bathe the space in natural light, creating an open and airy feel. The landing is equipped with a ceiling light, a smoke detector for safety, an attic hatch for added storage access, and conveniently located power points, blending practicality with style.







### **Family Bathroom**

5' 7" x 6' 6" (1.69m x 1.99m)

This stunning room combines modern elegance with functionality, featuring white-painted walls complemented by a striking mirrored tiled feature wall and sleek laminate flooring. The luxurious suite includes a freestanding bath, a close-coupled toilet, and a wall-mounted sink, blending style and practicality. A rear-facing window invites natural light, while a ceiling light and extractor fan ensure a bright and well-ventilated space, completing the room's sophisticated design.

### **Primary Bedroom**

10' 7" x 9' 0" (3.23m x 2.74m)

A wonderful primary bedroom which is finished with white painted walls and carpet to the floor. A window to the rear allows in natural light and is complemented by a ceiling light. There is a built-in wardrobe for storage, providing hanging and shelving space. A radiator and power points complete the room.

### **En-Suite Shower Room**

4' 0" x 6' 8" (1.23m x 2.02m)

This impressive room boasts sleek laminate flooring and crisp white-painted walls, creating a fresh and contemporary feel. The suite features a modern shower cubicle with a wall-mounted shower, a close-coupled toilet, and a wall-hung sink, combining style with functionality. A rear-facing window brings in natural light, while a ceiling light ensures ample illumination. The room is completed with a radiator for comfort and an extractor fan for ventilation, providing both practicality and a polished finish.

### **Bedroom Two**

10' 7" x 10' 2" (3.22m x 3.11m)

This spacious double bedroom is beautifully finished with crisp white-painted walls and soft carpeting, creating a bright and inviting atmosphere. The front-facing window fills the room with natural light, further enhanced by a ceiling light. The room offers ample storage with a built-in wardrobe featuring both hanging and shelving space, as well as an additional cupboard for extra storage. A radiator ensures comfort, and power points add convenience, completing the room's functionality.



### Bedroom Three

8' 8" x 8' 8" (2.65m x 2.64m)

The third bedroom is tastefully finished with white-painted walls and soft carpeted flooring, creating a comfortable and welcoming space. Ample storage is provided by a built-in wardrobe with both hanging and shelving space. A front-facing window brings in natural light, while a ceiling light illuminates the room. The space is completed with a radiator for warmth and conveniently placed power points.

### Rear Garden

The enclosed garden offers a private retreat for relaxation and outdoor enjoyment. It features a paved area, artificial grass, and a mono-block path leading to the side gate for easy access. Surrounded by fencing on all sides, the garden also includes a raised bed, adding a touch of greenery and enhancing the space's appeal.

### Additional Items

All fitted floor coverings and kitchen appliances mentioned, will be included 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

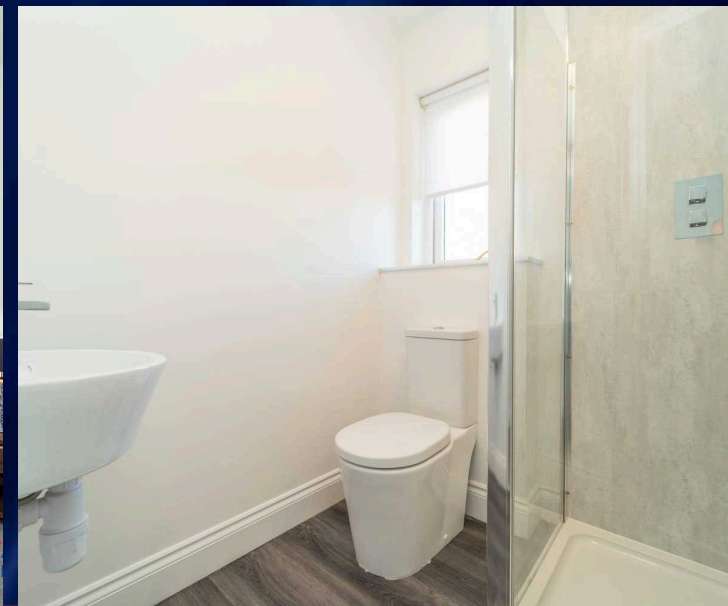
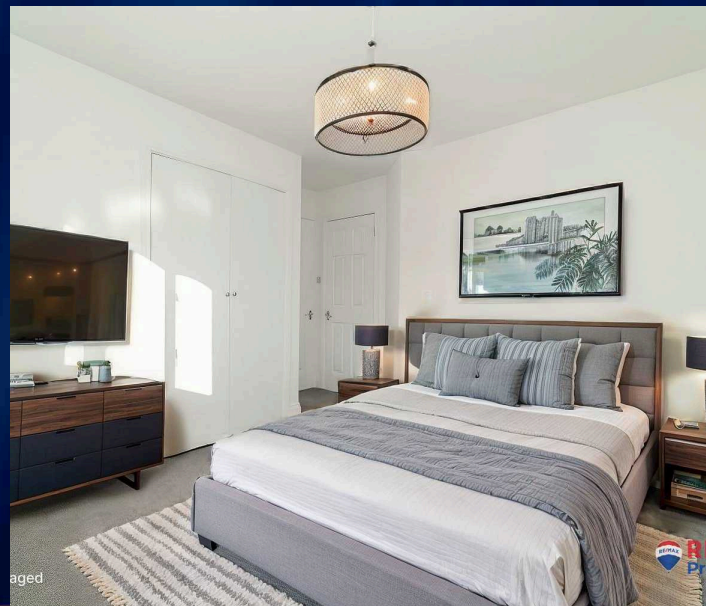
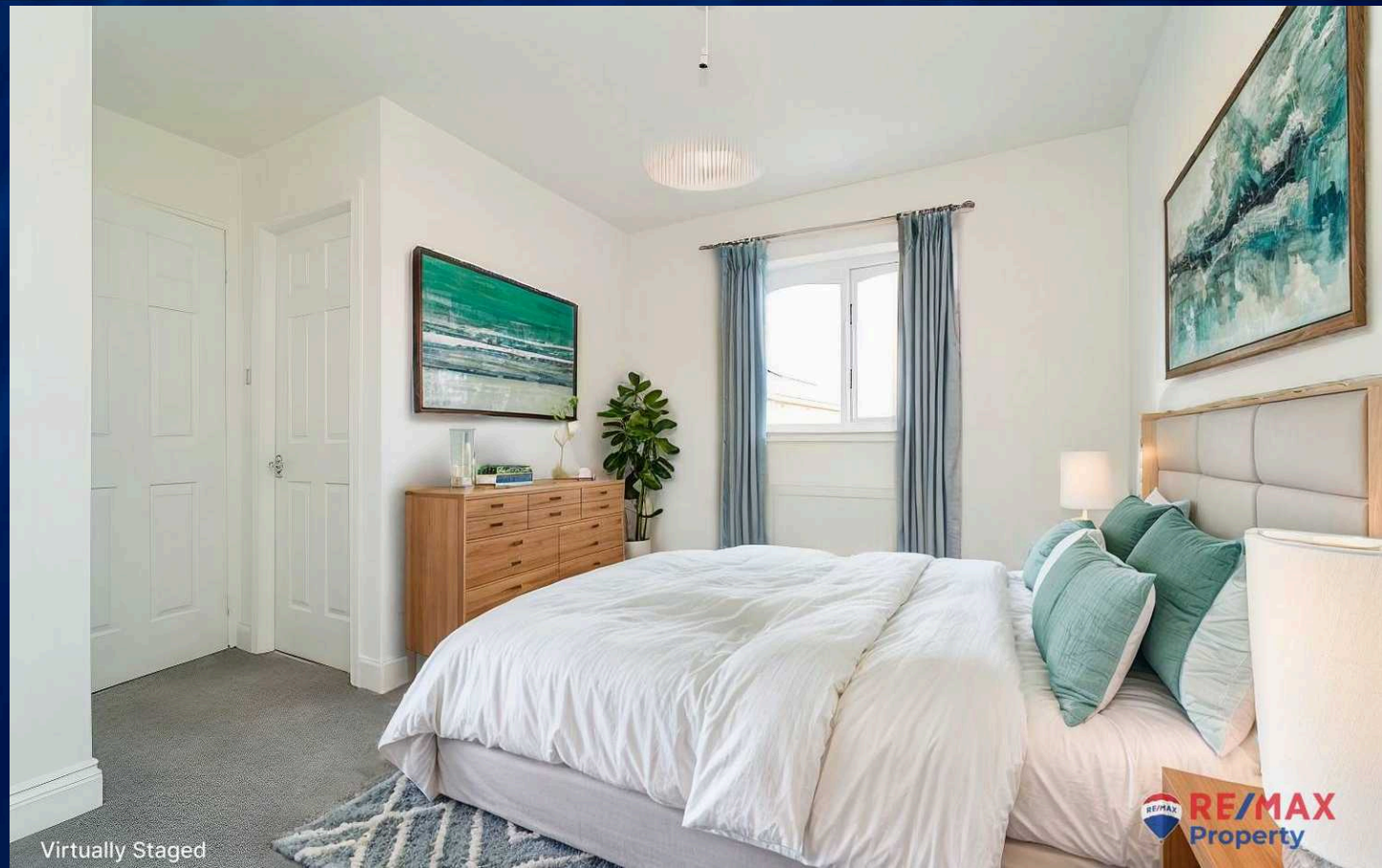
Arrange an appointment through RE/MAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

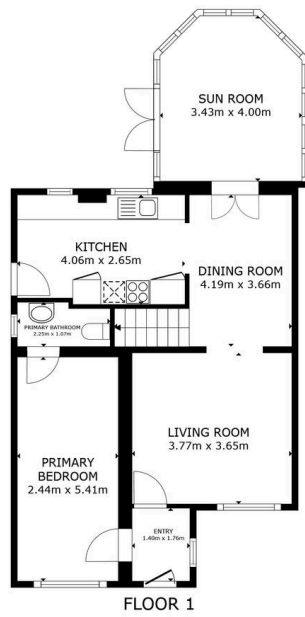
### OFFERS

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

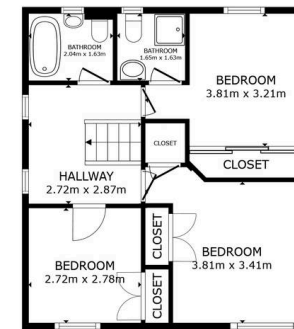
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





GROSS INTERNAL AREA  
 FLOOR 1 71.0 m<sup>2</sup> FLOOR 2 49.5 m<sup>2</sup>  
 TOTAL : 120.5 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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## RE/MAX Property

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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.