



37 Bankton Park East, Bankton, Livingston, EH54 9BW

RE/MAX Property

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An Amazing 3-Bed Semi-Detached Family Home

This wonderful house is in an ideal locale and close to Livingston South railway station and other local amenities. Having been upgraded throughout, this property in Bankton Park East, Bankton, Livingston, EH54 9BW is a credit to its current owners. Sharon Campbell and RE/MAX property are delighted to bring this 3-bedroomed property to the market. Comprising:

- Entrance Vestibule
- Lounge
- Open Plan Kitchen with Dining/Family Room
- 3 Bedrooms
- Family Bathroom
- Conservatory
- Front and Rear Gardens
- Driveway

Bankton in Murieston retains its unique village atmosphere, whilst remaining within easy reach of the excellent amenities that Livingston has to offer. Positioned for easy access to woodland walks and green spaces. There are a few shops locally and The Centre and Livingston Designer Outlet Centre are only a couple of miles away, offering a large range of high street shops, supermarkets and banking facilities. Leisure amenities are all close at hand with a multi-screen cinema, leisure pool and further sports facilities are available locally. Commuter links are good from this area, via the local Livingston South railway station, offering rail links to both Edinburgh and Glasgow and Edinburgh airport is within easy reach. In addition, there is easy access to both the A71 and M8 making this an ideal location to enjoy the quieter lifestyle, while still within commuting distance of the major cities. Bellsquarry and Williamston primary schools offers both nursery and primary education and afford good reputations, as does the local high school, The James Young High School.





Front Garden

A welcoming approach features a long driveway finished with paving and decorative mono-block and would accommodate several vehicles. A grassed area has border beds with some planting. There is access to the rear of the property via the side gate.

Entrance Vestibule

An inviting entrance is through a UPVC door featuring decorative glass, plus an additional fixed glass panel, allowing lots of natural light to enter. The modern décor begins with grey painted walls and laminate to the floor. Recessed ceiling downlights, a power points, a smoke detector and a radiator, with cover, complete this area.

Lounge

4.340m x 4.076m (14'02" x 12'04")

This superb room has been decorated with neutral tones to the walls, cornicing and laminate to the floor. Open plan allows access through to the dining room and kitchen. The windows to the front of the property allow in plenty of natural light, being further enhanced by ceiling lighting. A radiator, a television aerial socket, a smoke detector and power points are also provided.

Kitchen and Dining Room

5.088m x 3.276m (16'08" x 10'09")

This stunning multi-functional room flows seamlessly between the two areas. There is an abundance of wall and floor units, plus two full-height units with white gloss frontages. The co-ordinating wood effect work surfaces blend with the upstands and glass splashback. Decorated with neutrally painted walls and laminate flooring. Equipped with an eye level electric oven, a microwave, a four-ring gas hob, an integrated dishwasher and upright fridge-freezer, which will all be included in the sale. There is under counter space for a washing machine. The white porcelain one and a half sink features a mixer tap with drainage board. Natural light enters from the rear windows and the fully glazed door leading to the conservatory. Recessed ceiling downlights, under cupboard lighting and a ceiling mounted light over the dining area brighten the whole room. The décor continues through into the dining area, with laminate flooring and neutrally finished walls. There is ample space for a large table and chairs. A radiator, a heat detector and power points are included.

Conservatory

3.422m x 2.873m (11'02" x 09'05")

This lovely addition has created an additional reception room. Decorated with neutral tones to the walls and laminate to the floor. With windows on three sides, there is plenty of natural light, which is further enhanced by wall lighting. Power points finish this room.

Stairs and Landing

The carpeted stairs lead to the upper landing, which is also carpeted in a neutral tone, with neutrally finished, in keeping with the contemporary decor. There is a ceiling light, attic hatch, a power point and a smoke detector also provided.

Main Bedroom

4.886m x 2.521m (16'00" x 08'03")

This bright room has neutral tones to the walls and a fully fitted neutral carpet to the floor. The wardrobe recess currently houses two sets of double wardrobes. A window to the front of the property allows for natural light and a ceiling light enhances this. A radiator and power points are supplied.

Bedroom Two

3.058m x 2.776m (10'00" x 09'01")

This splendid room continues the modern decor with neutrally painted walls and carpet to the floor. The windows to the rear of the property allow in natural light and this is further complemented by a ceiling light. Power points and a radiator are also provided.

Family Bathroom

1.877m x 1.709m (06'01" x 05'07")

This beautiful room has been fitted with wet wall splashbacks surrounding the bath with neutral paint to the rest of the walls. Recessed ceiling downlights are assisted by a window to the rear of the property, allowing for natural light. The white suite comprises of a close coupled toilet, a bath and an inset sink, set within a vanity cupboard. An extractor fan, wall mounted back lit mirror, and a chrome-ladder towel rail are also included.

Bedroom Three

3.151m x 2.467m (10'04" x 08'02")

This superb room has been finished with neutrally painted walls and a sumptuous carpet to the floor. The windows to the front of the property allow in natural light and this is further complemented by a ceiling light. Power points and a radiator are also provided.

Rear Garden

The mature garden has been designed to create an excellent space to sit and relax or entertain. There is fencing on all sides with a gate providing access to the front of the property. Decked areas, a paved section and an area laid with decorative gravel all contribute to this low maintenance garden. There is some planting of trees, shrubs and flowering plants providing the soft landscaping. The garden shed will be included in the sale.

Additional Items

Tenure: Freehold. Council Tax Band: D. Factor Fee:

All fitted floor coverings, window blinds, kitchen items mentioned and the garden shed are 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 Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

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.

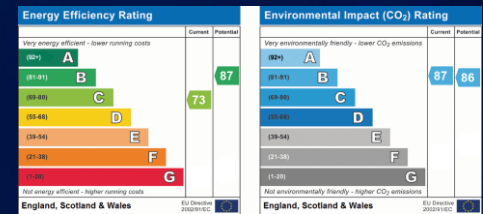
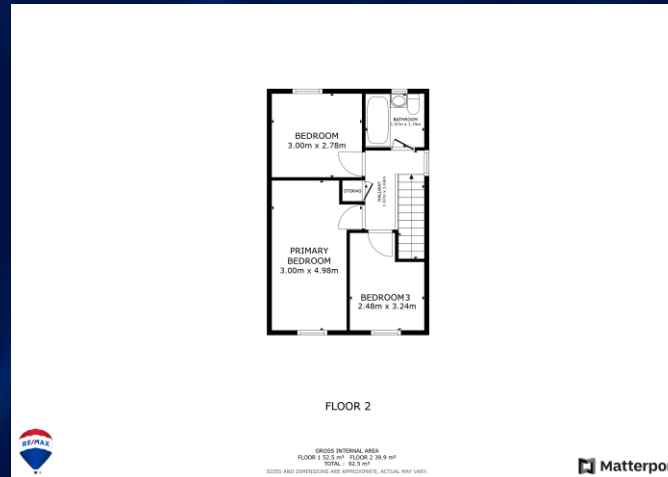
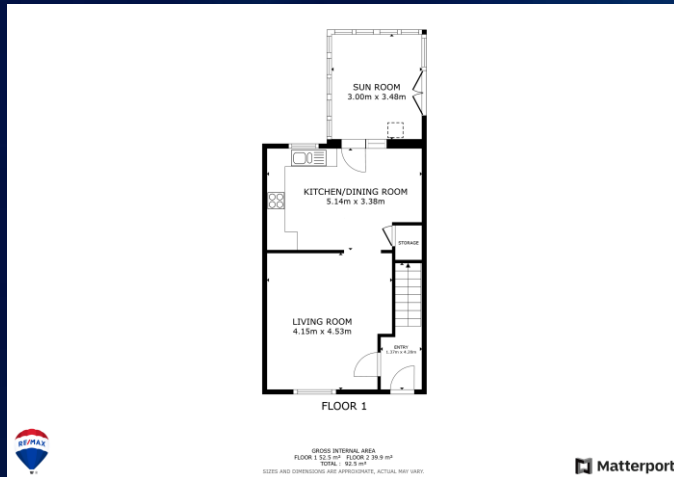
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