







A wonderful two bedroom home, perfectly positioned in the sought-after area of Wester Bankton. In true walk in condition, this charming property offers a peaceful rear garden backing onto a tranquil forest and the convenience of a private driveway. Ideal for couples or those seeking additional space for a home office, this home combines comfort, practicality, and a touch of nature, making it an exceptional opportunity for modern living. Lorna MacDonald and RE/MAX Property are delighted to bring this property to the market.

Murieston retains its unique village atmosphere, whilst remaining within easy reach of the excellent amenities that Livingston has to offer. Enjoy the convenience of having green space right at your doorstep. 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, fitness centres 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 inviting approach features a monoblock driveway that leads elegantly to the front steps and main door. The frontage is enhanced by a well maintained planted bed, while a convenient external storage cupboard adds practical functionality.

#### **Entrance Vestibule**

The inviting vestibule is accessed through a sleek, part glazed wooden door, opening into a stylish and modern space. Crisp white painted walls and elegant tiled flooring create a bright, polished look. Thoughtfully designed for both style and functionality, the hallway is complete with a ceiling light.

#### **Lounge Diner**

17' 7" x 12' 10" (5.36m x 3.92m)

This charming room is finished with green painted walls and laminate flooring, creating a warm and inviting ambiance. Front facing windows bathe the space in natural light, further complemented by a ceiling light for added brightness. A built in cupboard provides storage space. Comfort is ensured with a radiator, while a smoke detector and multiple power points complete the room.



### Kitchen

6' 7" x 12' 10" (2.01m x 3.92m)

This thoughtfully designed kitchen seamlessly blends style and functionality. It boasts an array of sleek white wall and floor mounted units beautifully complemented by wood effect work surfaces. The crisp neutral walls, neutral brick tile splashback, and sophisticated laminate flooring create a cohesive, contemporary aesthetic. Fully equipped for convenience, the kitchen includes an under-counter oven and grill, a four ring gas hob, and a built in stainless steel extractor hood, which will be included in the sale. There is also designated space for an under-counter washing machine and a tall fridge freezer. The sink area comprises of a stainless steel sink and half with a drainer and mixer tap. Natural light floods the space through a rear facing window and half glazed wooden door, further enhanced by a ceiling light. Additional features such as power points and a radiator ensure comfort, safety, and practicality.

### Stairs and Landing

The décor flows seamlessly with carpeted stairs and landing, complemented by mainly white painted walls and a green feature wall. A ceiling light, a power point, and an attic hatch complete the space.

### Primary Bedroom

10' 9" x 9' 2" (3.27m x 2.80m)

This charming room features white and one green painted walls, complemented by carpet flooring. A built in wardrobe offers ample hanging and shelving space, enhancing the room's practicality. A further cupboard provides additional storage space. A front facing window fills the space with natural light, complemented by a ceiling light for additional light. The room is equipped with a radiator and power points.

### Bedroom Two

11' 6" x 8' 2" (3.51m x 2.49m)

This second double bedroom is tastefully finished with neutral painted walls and carpeted flooring, creating a warm and inviting ambiance. A rear facing window allows natural light to flood the room, complemented by a ceiling light. Additional features include power points and a radiator.







### **Bathroom**

8' 3" x 4' 4" (2.51m x 1.32m)

This stylish and modern bathroom effortlessly combines practicality with elegance. The black tile flooring and light grey tiled walls create a striking yet easy to maintain finish. A rear facing window allows natural light to brighten the space, further enhanced by a ceiling light for a warm and inviting ambiance. The well appointed suite includes a bath with an electric shower overhead, a pedestal sink, and a close coupled toilet, seamlessly blending functionality with modern design. Completing the space, a chrome towel radiator provides both warmth and comfort, making this bathroom a refined and relaxing retreat.

### **Rear Garden**

This beautifully landscaped rear garden strikes the perfect balance between style and practicality. Two generously sized wooden decking areas offer ideal spaces for outdoor seating and relaxation, while a vibrant artificial lawn adds a low maintenance splash of greenery. Fully enclosed by fencing for privacy, the garden also benefits from a gated rear entrance and a peaceful woodland backdrop, enhancing both seclusion and charm. Whether you're hosting guests or enjoying a quiet moment outdoors, this thoughtfully designed space serves as a natural extension of the home.

### **Additional Items**

All fitted floor coverings, kitchen items mentioned, blinds and light fittings 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**

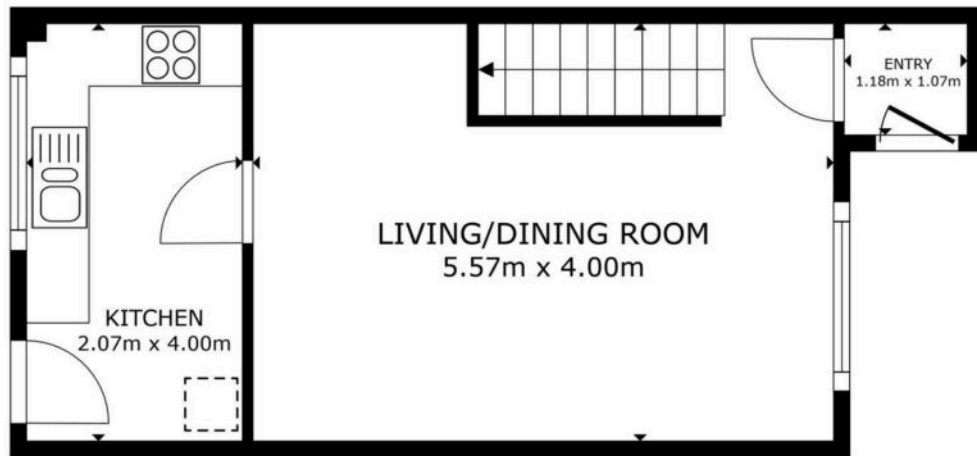
Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

### **OFFERS**

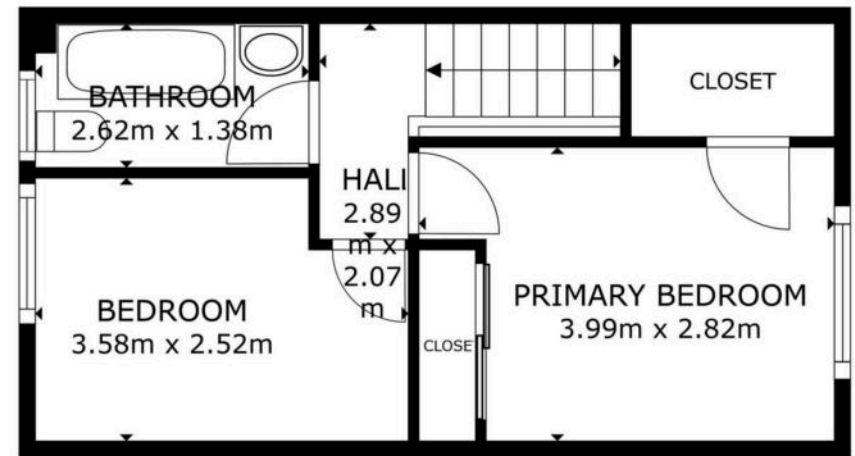
All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

### **INTEREST**

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



FLOOR 1



FLOOR 2





## 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.