



69 Bankton Drive, Livingston, EH54 9EJ

**RE/MAX** Property



## A Wonderful 3-Bedroomed Semi-Detached Family Home with Garage and Stunning Gardens

This wonderful house is in an ideal locale and sits on an amazing plot, close to Livingston South railway station and other local amenities. Having been extended and upgraded throughout, this property in Bankton Drive, Murieston, Livingston, EH54 9EH is a true credit to its current owners. Set in a large corner plot, there is a driveway for several vehicles. Sharon Campbell and RE/MAX property are delighted to bring this 3-bedroomed property to the market. Comprising:

- Entrance Hallway
- Lounge
- Dining Room
- Extended Kitchen
- 3 Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Living Level Toilet
- Front and Rear Gardens
- Garage
- Driveway

Bankton, 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 Garden and Garage**

A welcoming approach features a mono-block driveway, with plenty of off-road parking. The garage has a front up-and-over door, a rear door and power and lighting. A side gate provides access to the rear. The two garden sections have been finished with decorative chippings and feature some planting of trees, shrubs and flowering plants.

### **Entrance Hallway**

Entry to this inviting hallway is through a UPVC door featuring decorative glass. This and a side facing window allow natural light to flood into this area. The contemporary décor begins with white painted walls and laminate flooring. Two recessed ceiling downlights, a radiator, a smoke detector and a power point complete this area.

### **Living Level Toilet**

**1.481m x 1.152m (04'10" x 03'09")**

An essential room for modern living. Decorated with crisp white tiles to the walls with a contrasting border to complement the tiles on the floor. The white suite comprises of a wall mounted sink and a close-coupled toilet. A window allows in natural light to complement the recessed ceiling downlight. A radiator is also included.

### **Lounge**

**4.667m x 3.424m(15'03" x 11'02")**

This splendid room has been finished with neutrally painted walls and laminate flooring. The window to the front of the property allow plenty of natural light into the room, being further enhanced by the glazed French doors leading to the rear decking area and two lots of ceiling mounted lights. A radiator, power points, a television aerial socket, a telephone point and a smoke detector are provided.

### **Dining Room**

**2.857m x 2.362m (09'04" x 07'09")**

The contemporary décor continues with brown tones to the walls and the laminate flooring flows seamlessly from the hallway. A large triple window looks out towards the front allowing lots of natural light into the room. A ceiling mounted light, power points and a radiator finish this room.

### **Kitchen**

**5.181m x 3.934m (16'11" x 12'11")**

This spacious, extended room has been cleverly designed to encourage quality family time, with low rise seating plus a breakfast bar. An abundance of wall and floor mounted units are finished with white matt effect frontages. The contrasting black work surfaces blends well with the rest of the décor and flows into the splashbacks. The feature purple wall, plus neutrally painted walls and tiled flooring enhance the space of the room. Equipped with a Belling range cooker with two electric ovens, a separate grill and storage drawer plus seven-ring gas hob, an oversized cooker hood, an American style fridge-freezer, an integrated dishwasher and an under counter washing machine and separate dryer, which will all be included in the sale. A stainless-steel one and a half sink with mixer tap and a drainer is located to take advantage of the views to the rear garden. A glazed UPVC door allows in more natural light, with additional lighting from under unit lighting and recessed downlights. Power points, a modern vertical radiator with 2nd matching radiator and a heat detector complete this room.

### **Stairs and Landing**

The carpeted stairs lead to the upper landing, which has a continuation of the carpet and neutral tones to the walls. A window to the rear of the property allows in natural light and ceiling lighting also brightens the area. Attic access, with pull down ladder, a radiator, a power point and a smoke detector are also included.

### **Main Bedroom**

**3.438m x 2.430m (11'03" x 07'11")**

This bright room has been painted with neutral tones to the walls and has a fully fitted carpet to the floor. A window to the front of the property allows in natural light and there is a ceiling mounted light unit. Built in wardrobes with smoked glass frontages provide hanging and shelving space. A radiator and power points are supplied.

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

**2.548m x 1.102m (08'04" x 03'07")**

A modern room featuring a wall mounted shower with rainfall shower head, plus handheld shower, set within a shower cubicle, a white close coupled toilet and a white pedestal sink. Vinyl flooring and contrasting wet wall panelling continues the contemporary feel. A window allows in natural light and the room is fitted with recessed ceiling downlights. An extractor fan and a chrome towel radiator finish off the space.

### **Second Bedroom**

**2.719m x 2.551m (08'11" x 08'04")**

This delightful room has been finished with laminate flooring, one feature papered wall and the remaining walls neutrally painted. The windows to the front of the property allows in natural light and this is further complemented by a ceiling mounted light. The built-in cupboard provides wardrobe space. Power points and a radiator are also provided.

### **Family Bathroom**

**1.903m x 1.694m (06'02" x 05'06")**

This fabulous room has been fully fitted with wet wall panelling and vinyl flooring. The white suite comprises of a close coupled toilet, a half rolltop bath, with a mains mixed tap and handheld shower plus a wall mounted sink. Ceiling downlights are assisted by a window to the rear of the property allowing for natural light. A radiator is also included.

### **Bedroom Three**

**2.441m x 2.132m (08'00" x 06'11")**

This lovely room is currently used as a dressing room and has been finished with painted walls and laminate flooring, in keeping with the overall decor. The window to the rear of the property allows in natural light and this is further complemented by a ceiling light unit. Power points and a radiator are also provided. The wardrobes can remain or be removed, depending on preference.

### **Rear Garden**

Be prepared to be amazed by this garden. It has been carefully nurtured and designed over many years to create an excellent space to sit, relax or entertain, at any time of the day. There is fencing on all sides with a gate providing access to the front of the property. A spacious gazebo covers a lovely decking area with lots of shade from the woven wisteria, which has been carefully trained. There is a second decked area from where you can enjoy the sunshine. A garden to be proud of, with appropriate planting of many shrubs, trees, flowering plants, finished off with slate chips and a designer pathway. There is access to the house via the kitchen door and the double doors from the lounge, plus there is a side door access to the garage.



### **Additional Items**

Tenure: Freehold. Council Tax Band: D.

Alarm and security camera system fitted. All fitted floor coverings, window blinds, and mentioned kitchen items 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 07960996670.

### **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.

### **PROPERTY MISDESCRIPTION ACT INFORMATION**

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate.

Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to, and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Prospective purchasers should make their own enquiries - no warranty is given or implied.



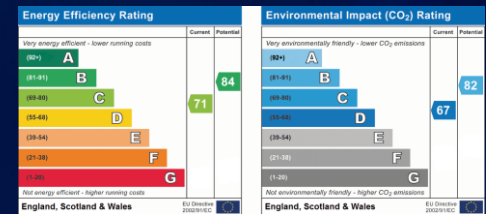
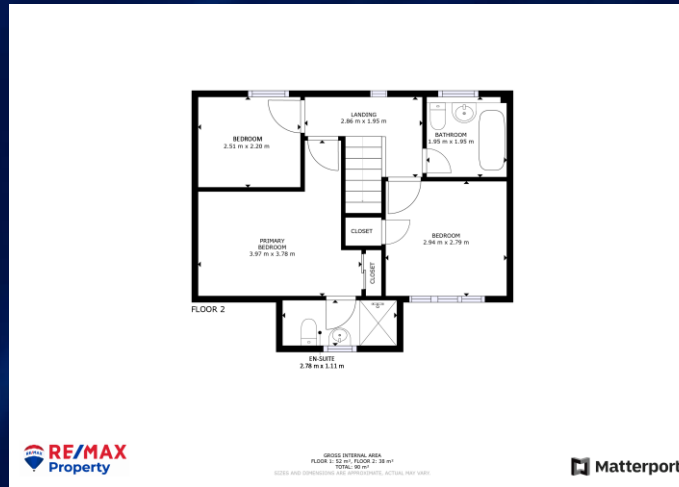
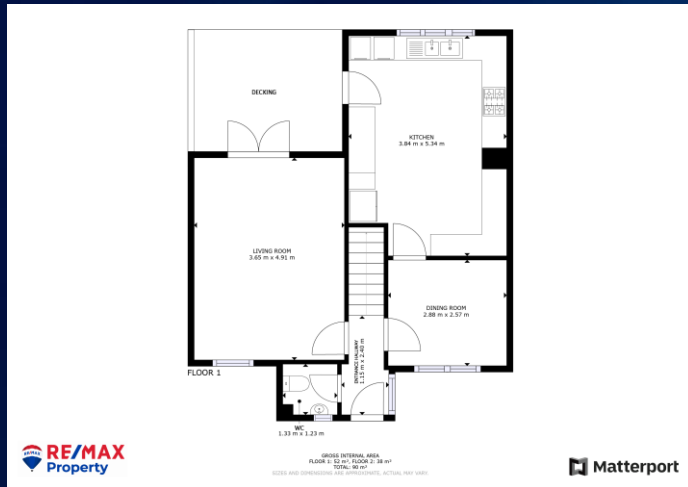






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