



157 Easter Bankton, Murieston, Livingston, EH54 9BH





## **\*\*A 3-Bed Mid Terraced Family Home with a Garage and Driveway\*\***

This fantastic, mid terraced house is in the popular area of Murieston. A wonderful space for those looking for a family house, this property in Easter Bankton, Livingston, EH54 9BH, will make a fantastic home.

Bankton and Murieston retain a unique village atmosphere, whilst remaining within easy reach of the excellent amenities that Livingston has to offer. 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 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. There are an abundance of walks immediately on your doorstep.







### **Front Approach and Garage**

An expansive mono-blocked driveway provides generous space for multiple vehicles and leads directly to the attached garage. The front garden is designed for low maintenance with decorative gravel and a central tree, giving the property a tidy and welcoming approach. The garage offers plenty of room for storage as well as parking and is also supplied with water making it ideal for those needing a workshop or hobby space. You'll also find two external power sockets, ideal for vehicles or garden projects.

### **Entrance Vestibule**

Inviting you into this property is an angled vestibule, providing a useful arrival space, with a built-in storage cupboard that includes shelving and houses the electric meter. A ceiling light brightens the area, whilst the modern uPVC front door with glazed window allows natural light to flow in and adds to the welcoming feel of the entry.

### **Lounge**

**4.432m x 2.912m (14'06" x 09'06")**

This generous room enjoys plenty of natural light thanks to the large front-facing window, while a useful under-stair cupboard offers valuable household storage. The décor combines a patterned feature wall with neutral painted finishes elsewhere, complemented by a ceiling light fitting. Included are power points, a central heating radiator and a smoke detector. The fitted carpet finishes the room and provides a cosy and comfortable living area.

### **Dining Room**

**3.050m x 2.553m (10'00" x 08'04")**

Open plan from the lounge this room offers an ideal space for family meals and entertaining. Featuring carpeted flooring, one feature wall with patterned wallpaper and the remaining walls painted in complementary neutral tones. Glazed UPVC sliding doors open directly to the rear garden, providing a pleasant outlook and easy indoor-outdoor access. The room further benefits from power points, a central heating radiator and a ceiling pendant light.

### **Kitchen**

**2.886m x 2.699m (09'06" x 08'10")**

The delightful kitchen is fitted with a range of base and wall-mounted units finished in a neutral tone, complemented by laminate worktops and a tiled splashback. A composite sink with drainer sits alongside cooking facilities including a four-ring gas hob with integrated extractor. The space also provides plumbing for a washing machine together with room for a tall fridge-freezer. Additional features include power points, a radiator, a ceiling light fitting and a heat detector, while the remaining wall surfaces are finished in patterned wallpaper for a touch of character.

### **Stairs and Landing**

The staircase and landing are finished with neutral painted walls and carpeted flooring and feature a wooden handrail. The landing provides access to an attic hatch and includes a useful storage cupboard. A ceiling light and a smoke detector are also installed.

### **Family Bathroom**

**2.239m x 1.399m (07'06" x 04'07")**

This bright room comprises a white suite with a bath plus wall-mounted electric shower, a vanity unit with inset sink and a close coupled toilet, all set against fully tiled walls. A glazed window looks out to the rear garden and provides natural light, while ceiling downlights add a modern touch. The room is finished with laminate flooring and includes a radiator.

### **Main Bedroom**

**4.434m x 2.705m (14'06" x 08'10")**

A particularly spacious double room, enjoying a broad front-facing window and excellent fitted storage courtesy of the full-width mirrored wardrobes. The presentation combines neutral walls with a bold feature colour, and the space is served by a ceiling light and a central heating radiator. A soft fitted carpet completes the room, creating a comfortable and versatile space that would suit a range of uses.

### **Second Bedroom**

**3.175m x 3.029m (10'05" x 09'11")**

This comfortable double bedroom features a large window to the rear of the property, allowing for plenty of natural light. Décor includes a combination of painted and feature wall finishes, with fitted carpet underfoot. A ceiling light, a central heating radiator and power points complete this room.

### **Third Bedroom**

**2.022m x 2.399m (06'07" x 07'10")**

Bedroom 3 is a cosy single room with a window to the side and neutrally wallpapered walls with a fully fitted carpet. This room would make an ideal child's bedroom and lends itself well to use as a home office or study if preferred.

### **Rear Garden**

The rear garden is fully enclosed by fencing and includes a gate to the rear boundary. Immediately outside the property there is a paved patio area, providing an ideal spot for outdoor seating. Beyond this lies a generous lawn, with a timber shed supplied with power and lighting, offering useful external storage. There is also a handy external water tap.



### **Additional Items**

Tenure: Freehold. Council Tax Band: C. No Factor Fee. All fitted floor coverings, window blinds, garden sheds and the kitchen items mentioned are included in the sale. Some additional items may be negotiated 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.

### **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 07960 996670 TODAY.

### **PROPERTY MISDESCRIPTION ACT INFORMATION**

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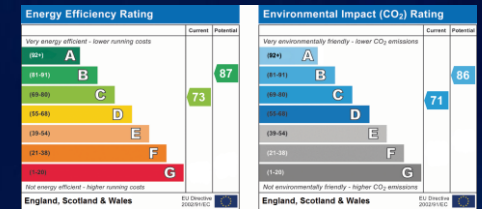
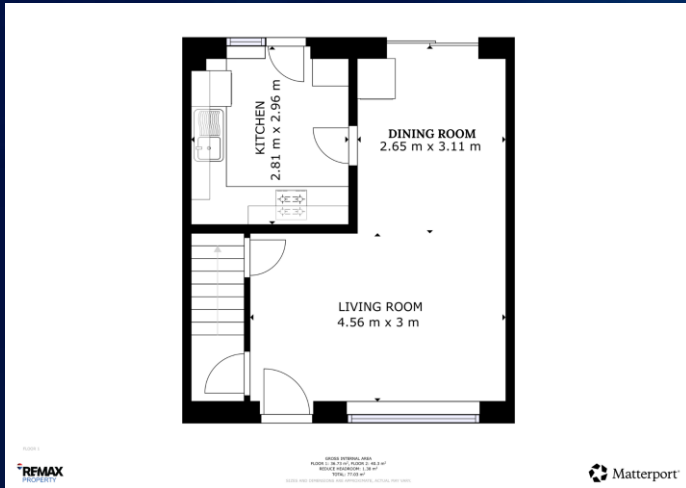
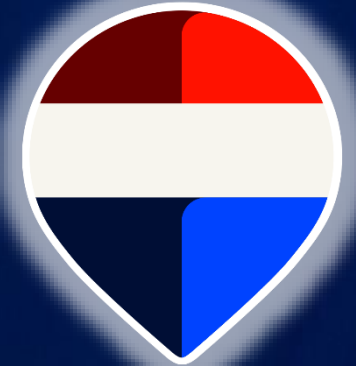








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