



1 Easter Bankton
Murieston

Livingston EH54 9BD
Offers Over £265,000

Caesar & Howie
Solicitors & Estate Agents



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An excellent family home is offered from this well presented detached villa, set on a prime plot and within a highly sought after area. There is generous living space on the ground floor and a modern conservatory overlooks a good sized enclosed rear garden. Further benefits additional W.C. and sizable garage. Good size bedrooms on the upper floor, with main bedrooms having open wardrobe's. This popular location has easy access to the town centre, rail station, schools (Williamson Primary catchment), local amenities and shops etc. Swift access to A71/M8 road networks for commuting. Early viewing is highly recommended. Flexible/early entry. Chain free.

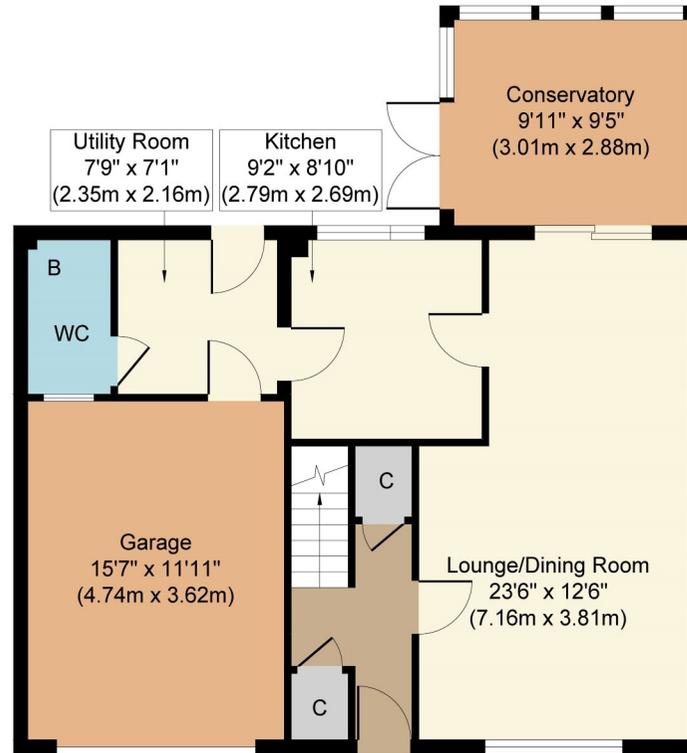
- **Entrance hall**
- **Spacious lounge/dining**
- **Conservatory**
- **Fitted kitchen**
- **Utility & W.C.**
- **Three bedrooms**
- **Bathroom**
- **GCH & DG**
- **Garage /driveway**
- **Attractive gardens**
- **Council Tax Band E**
- **Floor area: 90m2**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email property@caesar-howie.co.uk

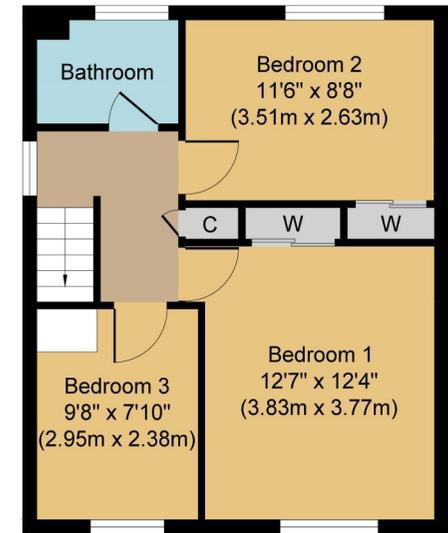


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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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