



- Modern Semi-Detached House - Perfect First-Time Purchase
- 2 Bedrooms
- Bright & Spacious Lounge/Diner
- Fitted Kitchen
- Driveway for Two Cars
- Enclosed Gardens - Viewing Highly Advisable

Alba Property View ...

"Great location, spacious rooms and modern decor - this home has so much to fall in love with"



If you are looking for a great location, spacious rooms and fresh decor then this could be the perfect home for you. Alba Property are delighted to present to the sales market this modern, semi-detached home located within the highly renowned Murieston area of Livingston, West Lothian. This delightful home is within walking distance to Livingston South train station and is ideally placed for easy access to the motorlinks. Accommodation comprises of entrance vestibule, bright lounge/diner, fitted kitchen, two bedrooms and family bathroom. Externally the property benefits from driveway for two cars, ample visitor parking and sunny gardens. Further benefiting from gas central heating and double glazing. An absolutely fantastic first-time purchase and early viewing is highly advisable.

Accommodation

Entrance Vestibule

Behind its welcoming exterior the front door gives access to the entrance vestibule which in turn gives access to the lounge. An ideal area for shoes and coats. Slate floor tiles.

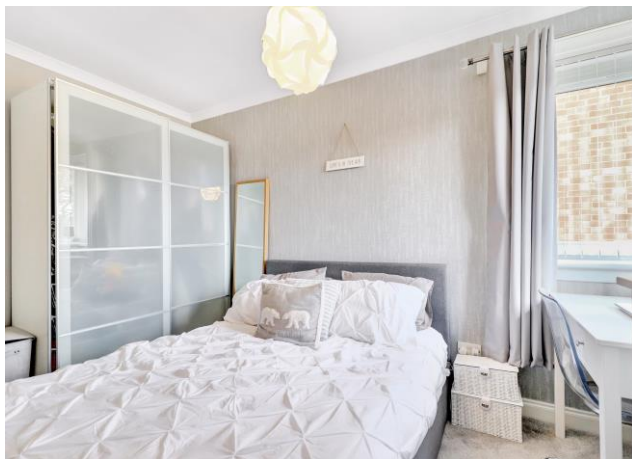
Lounge/Diner (inc stairs) 17' 3" x 12' 9" (5.25m x 3.88m)

An elegant and inviting lounge which is ideal to relax in an evening. Large window to front allows an abundance of light to flood the room. Space for a table and chairs for enjoying family meals. Stairs give access to the upper landing and door gives access to the kitchen.

Kitchen 12' 9" x 7' 4" (3.88m x 2.23m)

The kitchen is fitted with a wide range of base and wall units and equipped with integrated oven, hob and hood. Space for a free standing fridge/freezer and washing machine. Classic white splash back tiling to walls. Door gives access to the rear garden. Slate floor tiles complete the look.





Upper Landing

The upper landing gives access to the two bedrooms and the family bathroom.

Bedroom 1 12' 9" x 9' 3" (3.88m x 2.82m)

Beautifully styled double bedroom with a stylish light grey wall paper. Window to front. Large storage cupboard and ample space for additional free-standing bedroom furniture. The wardrobe is included within the sale price. Fitted carpet.

Bedroom 2 11' 3" x 7' 10" (3.43m x 2.39m)

Generous bedroom with window to rear. Space for free-standing furniture. Fitted carpet.



Family Bathroom 8' 5" x 4' 5" (2.56m x 1.35m)

Crisp bathroom with white three piece suite with shower incorporated above the bath. Window to rear.

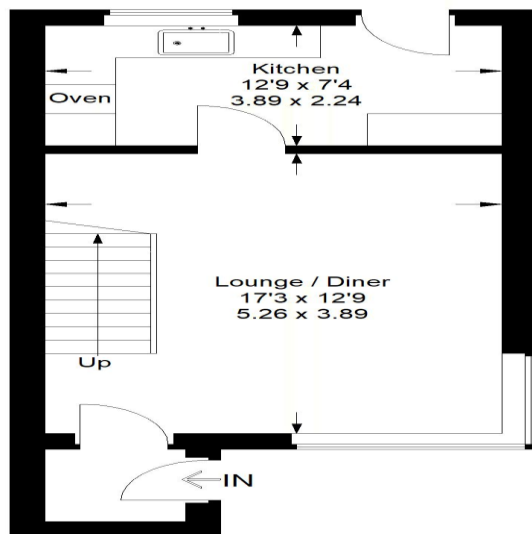
Externally

This fabulous home benefits from a driveway to front which offers off street parking for a couple of cars. Ample additional visitor parking also faces the property. The well-maintained rear garden is the ideal for enjoying sunny days and hosting garden parties. The garden shed has power and is included within the sale price. An outdoor store cupboard can be found at the front of the property and has power and ventilation and the current owners house a tumble dryer here.

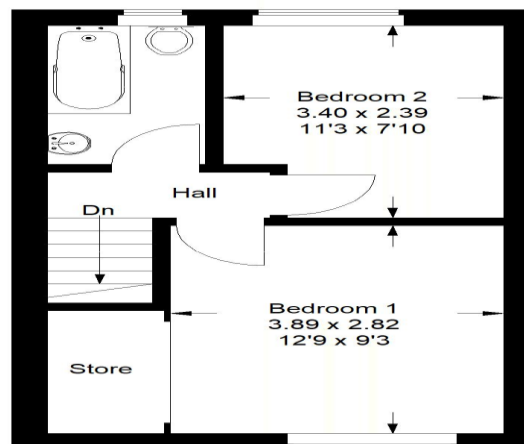


25 Wester Bankton, Livingston

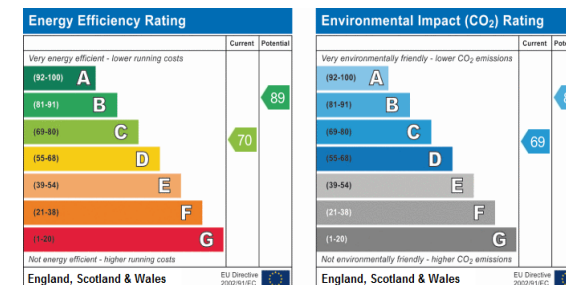
Approximate Gross Internal Area = 62 sq m / 667 sq ft



Ground Floor



First Floor



Extras (Included in Sale)

All floor coverings, blinds, curtains, light fittings, integrated oven, hob, hood, garden shed and wardrobe in bedroom one. The washing machine and fridge/freezer is available by a separate negotiation.

Area

Wester Bankton is located within walking distance to Livingston South train station and excellent bus links, offering services to Edinburgh and Glasgow, this property is ideally placed for the commuter. Livingston itself offers the full range of amenities including nursery, primary and secondary schools, as well as dental and medical facilities. St John's hospital is also close by. There are also excellent shopping, eateries and leisure facilities available at the nearby Livingston Designer Outlet.

Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email Sales@AlbaProperty.co.uk

Notes: Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.



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