



- Semi-Detached Property with Driveway
- Walk-in Condition with Modern Interior
- Two Double Bedrooms with Mirrored Wardrobes
- Fitted Kitchen/Dining Area
- Bright and Airy Lounge
- Three-Piece Bathroom Suite
- Conservatory with Secluded Garden
- Excellent Location

Alba Property View ...

"Elegant and beautifully presented, this two bedroom home has so much to offer. From spacious rooms to stylish décor to it's fabulous location - this property is one to go straight to the top of your viewing list."

34 Bankton Park East, Livingston

EH54 9BW

Offers Over £205,000



Alba Property are delighted to present to the sales market this beautiful two bedroom semi-detached home, situated within the highly sought-after area of Murieston, Livingston. This attractive property is in true walk-in condition and boasts generous sized rooms throughout, great storage, modern decor, secluded rear garden, driveway for two cars, double glazing and gas central heating.

Accommodation is over two floors and comprises of entrance hallway, lounge, kitchen and dining area, conservatory, two well-proportioned bedrooms with integrated wardrobes and family bathroom. Offering style and space in abundance, this property is perfect for growing families. Early viewing is highly advisable so not to miss this fantastic opportunity.

Upon entering the property, you will be welcomed into the front hallway which offers a convenient area for hanging coats and jackets and provides access to the lounge and a staircase to the upper level of the property. The bright and airy lounge is decorated in fresh, neutral hues and is filled with an abundance of light from the front facing window which overlooks the well-tended front garden. There is a handy under-stair storage cupboard and an attractive electric fireplace which is included in the sale price. Beautiful, glazed oak doors and laminate flooring flow beautifully through to the modern, fitted kitchen and dining area.

The kitchen offers a wide range of base and wall mounted units with freshly renovated worktops and white splashback tiles. Included is the free-standing fridge/freezer, double oven with 4 ring gas hob and extractor hood, stainless steel dual sink with drainer and space for a free-standing washing machine. Another benefit of this fabulous kitchen is the space provided for a dining table and chairs by the window which overlooks the conservatory. Access is provided from the kitchen through to the elegant conservatory which is the perfect, tranquil space for relaxing in and provides ample space for a sofa or chairs. There is a stylish cupboard within the room which houses the dryer and is included in the sale price. A door from the conservatory leads out to the rear of the property where you will find the well-maintained rear garden.





The upper level of the property comprises of two well-proportioned, double bedrooms which both benefit from integrated mirrored wardrobes and provide ample space for bedroom furniture. Tastefully decorated with modern laminate flooring, these bright and airy bedrooms are filled with plenty of light. On the upper floor you will also find a convenient storage cupboard and the family bathroom which is in immaculate condition and is complete with a white WC, vanity unit with wash hand basin, wall units, a panelled bath with shower over and glass shower door. Downlighters, modern flooring, white wall tiles and a chrome towel radiator complete the room perfectly.



Externally this fantastic property is nestled on a quiet cul-de-sac with well-tended gardens. The front garden consists of chipped areas and a slabbed path leading to the front entrance of the property. The driveway provides ample space to fit two cars and there is a gate leading to the rear garden which is equally impressive as the front of the property. The private and secluded rear garden is enclosed by a timber fence, with a slabbed area providing the perfect spot for outside furniture to enjoy in the summer months, surrounded by chipped areas and an artificial lawn to the side of the property.

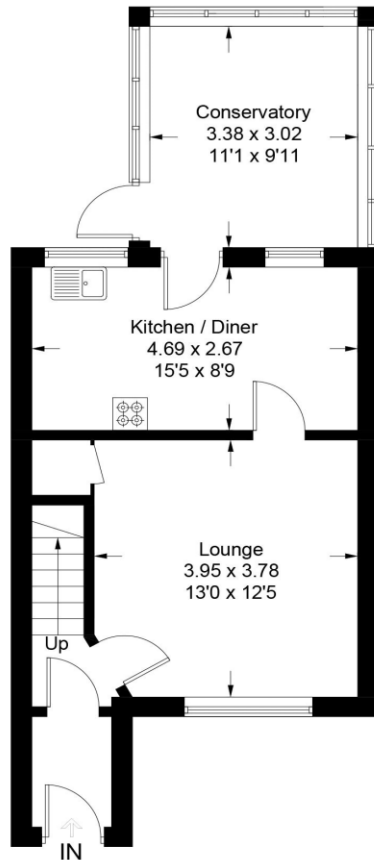
Location

Bankton Park East is situated within the incredibly popular residential area of Murieston within the town of Livingston. The area boasts Livingston Cricket Club, Bankton House Hotel, country walks, cycle paths, highly regarded schools at both levels and excellent local amenities. The town is the perfect location for the commuter with excellent links to the M8 motorway to both Glasgow and Edinburgh, and benefits from Livingston South Train Station located within walking distance. The property is also situated within close proximity to Livingston Shopping Centre, where you will find a huge array of supermarkets, high street shops, bars, restaurants and leisure facilities including the Vue Cinema, Livingston Designer Outlet and the Almondvale Retail Park.

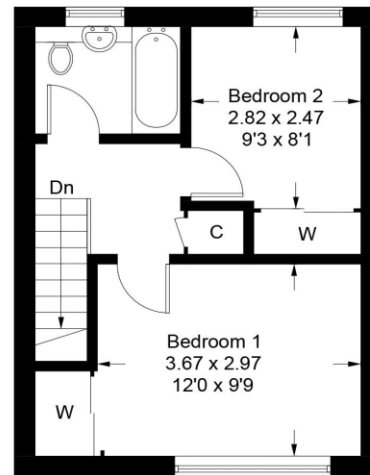


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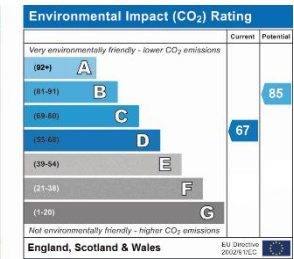
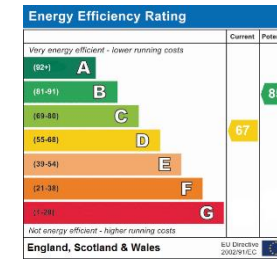
Approximate Gross Internal Area = 75.7 sq m / 815 sq ft



Ground Floor



First Floor



Extras (Included in Sale)

All floor coverings, light fittings, fridge/freezer, cupboard which houses the dryer, blinds, garden bench, fire and surround.

Room Sizes

Living Room - 13' x 12' 5" (3.95m x 3.78m)
 Kitchen/Diner - 15' 5" x 8' 9" (4.69m x 2.67m)
 Conservatory - 11' 1" x 9' 11" (3.38m x 3.02m)
 Bedroom 1 - 12' x 9' 9" (3.67m x 2.97m)
 Bedroom 2 - 9' 3" x 8' 1" (2.82m x 2.47m)
 Family Bathroom - 6' 9" x 5' 5" (2.1m x 1.67m)

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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