



- Detached Family Home
- 4 Bedrooms with Built-In Storage
- Bedroom 5/Study on The Ground Floor
- Well-Equipped Modern Kitchen
- Bright Lounge, Dining Room & Sunny Conservatory
- Driveway for 3 Cars - Fantastic Gardens with Woodland Backdrop

Alba Property View ...

"An ideal family home in a great location - bright, spacious, well presented with great gardens"



Alba Property are delighted to present to the market this wonderful, four-bedroom (all with built-in wardrobes) detached family home located within the highly desirable Murieston area of Livingston, West Lothian. This superb home is move-in ready and also benefits from a downstairs fifth bedroom/study. In addition the property also offers a spacious lounge, separate dining room, sunny conservatory, utility room, ground floor cloakroom, en suite shower room in the master bedroom and a family bathroom. The property sits within generous private gardens with a woodland backdrop and also offers an attractive exterior and driveway for multiple cars. This family home offers flexible living and an abundance of space for a growing family. Gas central heating and double glazing ensures all year-round comfort. Viewing highly advisable-not one to be missed.

Accommodation

Entrance Hallway (at widest) 17' 5" x 6' 1" (5.30m x 1.85m) With huge kerb appeal and a welcoming exterior sits a beautifully presented home. The front door gives access to the entrance hallway which in turn provides access to the lounge, kitchen, cloakroom, utility room and bedroom five/study. Carpeted staircase gives access to the upper landing.

Lounge 16' 7" x 12' 1" (5.05m x 3.68m) Elegantly proportioned lounge with window to front and side which allows an abundance of natural light to flood the room. Door gives access to the dining room. Cosy fitted carpet.

Dining Room 12' 9" x 11' 7" (3.88m x 3.53m) A wonderful formal dining room with French doors that lead to the conservatory and door leads to the kitchen. A great room for enjoying family meals and entertaining guests. Fitted carpet.

Kitchen 15' 3" x 11' 1" (4.64m x 3.38m) Sure, to be the hub of the home this well-equipped kitchen is fitted with a wide range of base and wall mounted units and complementary worktops. Integrated double oven, 5 burner hob and space for a free-standing fridge/freezer and dishwasher. Breakfast bar for more relaxed dining and handy store cupboard for all your household necessities. Door provides access to the rear garden.

Bedroom 5/Study 10' 9" x 8' 7" (3.27m x 2.61m) A very versatile room which can be used as bedroom five or a second sitting room or work from home office. Window to front allows natural light to flood the room.

Utility Room 6' 2" x 5' 2" (1.88m x 1.57m) Supplemented by a utility/laundry room providing additional storage. Space for a washer and dryer. Stainless steel sink.





Cloakroom Handy ground floor cloakroom with window to front.

Conservatory 12' 5" x 11' 7" (3.78m x 3.53m) Sunny Conservatory which overlooks the well-kept rear garden. A great spot for enjoying a relaxing evening.

Upper Landing The upper landing provides access to four bedrooms and the family bathroom which are all spacious and airy. Hatch to the loft space with light. Useful store cupboard.

Bedroom 1 11' 5" x 11' 4" (3.48m x 3.45m) The sophisticated master bedroom is decorated in neutral tones with a feature wall, enjoys fitted wardrobes and an en suite shower room plus ample space for free-standing bedroom furniture. Fitted carpet.

En Suite 8' 8" x 4' 9" (2.64m x 1.45m) The property has the added luxury of an en suite shower room. Finished with crisp white tiling to walls and a complementing blue tiled floor. Window to side.

Bedroom 2 11' 6" x 9' 9" (3.50m x 2.97m) Light and airy front facing double bedroom with built-in wardrobes with mirror sliding doors. Ample space for free-standing bedroom furniture. Fitted carpet.

Bedroom 3 9' 6" x 8' 4" (2.89m x 2.54m) Third double bedroom with fitted wardrobes to one wall. Window to rear allowing natural sunlight. Fitted carpet.

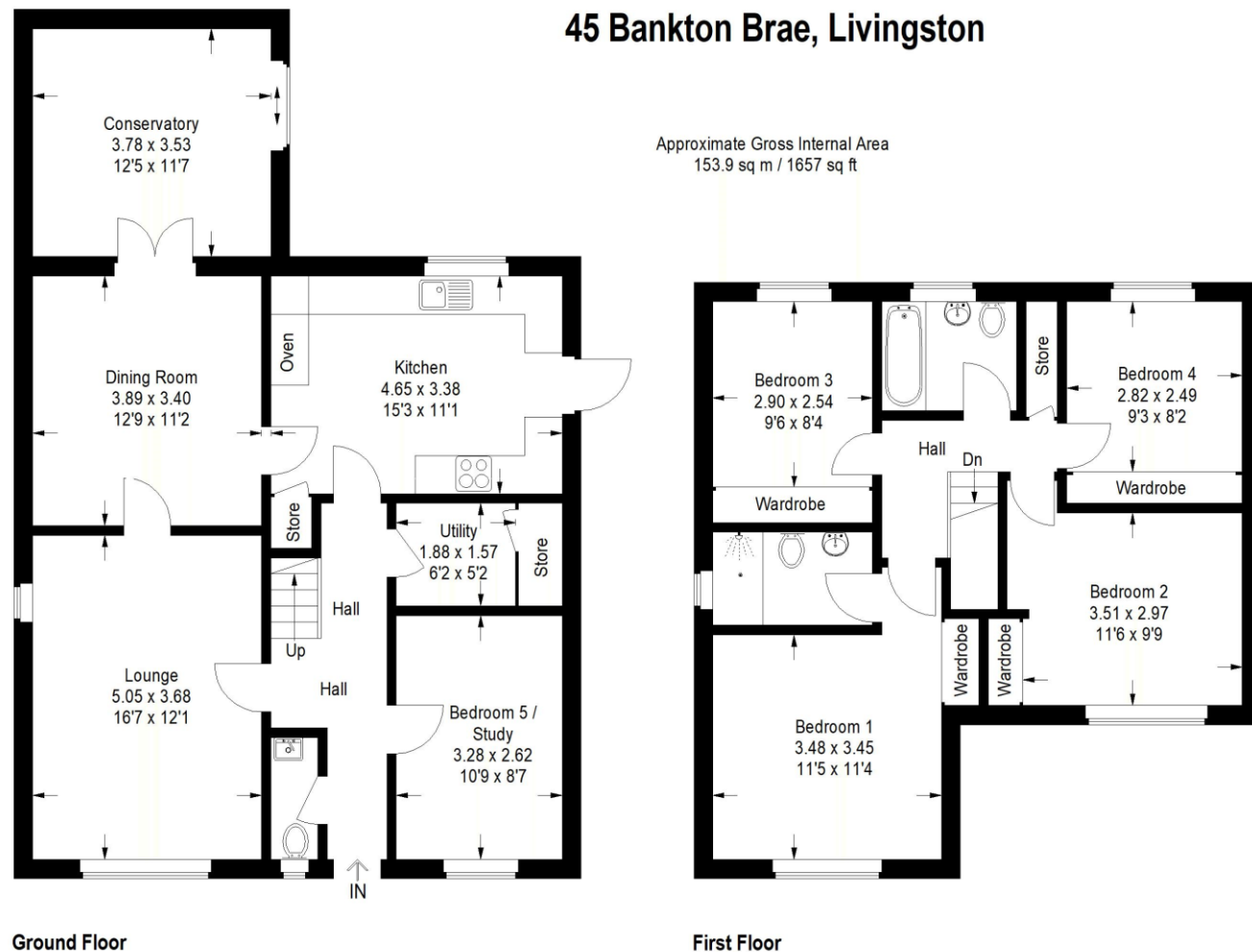
Bedroom 4 9' 3" x 8' 2" (2.82m x 2.49m) Another generous bedroom with window to rear and also benefiting from the added bonus of built-in wardrobes. Fitted carpet.

Family Bathroom 7' 2" x 5' 7" (2.18m x 1.70m) The family bathroom completes the accommodation. The bathroom is finished with splash back tiling to walls and has shower incorporated above the bath. Window to rear.

Externally Outside, the well-tended, large rear garden is laid to lawn with a paved patio area for the family to enjoy the summer months. The garden is surrounded by trees offering a high degree of privacy. Extensive parking is also provided thanks to the driveway to front. The garden sheds are included within the sale price.



45 Bankton Brae, Livingston



Extras (Included in Sale)

All floor coverings, blinds, light fittings (except lounge), integrated oven/hob, fridge/freezer and garden shed.

Area

Bankton Brae is situated close 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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