



- Detached Family Home
- 3 Bedrooms - Built in Storage
- Modern Kitchen/Diner
- Bathroom & Cloakroom
- Driveway & Garage
- Enclosed Garden with Open Outlook

Alba Property View ...

"An ideal family home in a great location - bright, spacious, well presented with modern kitchen/diner and great gardens"



Alba Property are delighted to present to the market this wonderful detached three-bedroom family home located within the highly desirable Murieston area of Livingston, West Lothian. This property offers a beautifully upgraded kitchen/diner with stylish white units and sits within generous private gardens with a woodland backdrop. With an attractive exterior and driveway which leads to the integral garage. This family home offers spacious accommodation over two levels 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 missed.

Accommodation

Entrance Hallway

The entrance hallway gives access to the lounge, kitchen and cloakroom. Carpeted staircase gives access to the upper landing. Storage cupboard. Laminate flooring.

Lounge 14' 8" x 11' 5" (4.47m x 3.48m)

Elegantly proportioned lounge with window to front which allows an abundance of natural light to flood the room. Door gives access to the kitchen. Laminate flooring.

Kitchen/Diner 18' 7" x 10' 3" (5.66m x 3.12m)

Beautifully upgraded fitted kitchen/diner with sleek white base and wall mounted units and the added bonus of integrated appliances. The Peninsula offers additional preparation space or a great breakfasting eating area. space for a dining table and chairs. Store cupboard is plumbed for a tumble dryer. Door gives access to the rear garden and two windows overlook the rear. Complementing grey laminate flooring.

Cloakroom 6' 2" x 3' 0" (1.88m x 0.91m)

Further enhancing the ground floor accommodation is the handy cloakroom with white w,c and sink. Window to front.

Upper Landing

The upper landing gives access to the three bedrooms and the family bathroom. Window allows natural light. Hatch to the loft space. Further storage cupboard.





Bedroom 1 12' 8" x 9' 2" (3.86m x 2.79m)

Spacious, well lit double bedroom with fitted wardrobe and ample space for free standing bedroom furniture. Window to front and a fitted carpet.

Bedroom 2 11' 2" x 9' 4" (3.40m x 2.84m)

Second double bedroom with window to rear. Fitted mirror wardrobes with sliding doors. Fitted carpet.

Bedroom 3 9' 8" x 8' 8" (2.94m x 2.64m)

Third generous bedroom again with built-in storage. Window to front.

Family Bathroom 6' 7" x 4' 8" (2.01m x 1.42m)

Completing the accommodation is the family bathroom. Comprising of white w.c, wash hand basin and bath with shower incorporated above. Crisp white splashback tiling to walls. Window to rear.



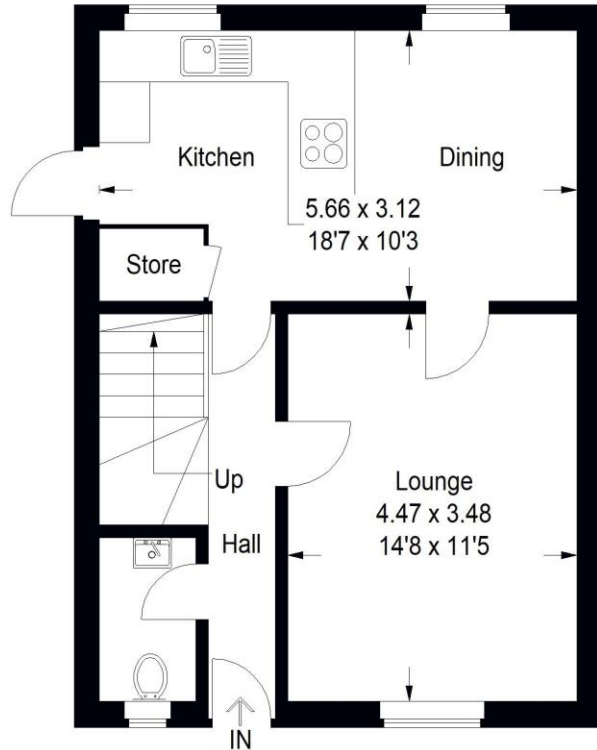
Externally

Outside, the driveway provides off-street parking and leads to the single garage with power and light. The front garden is laid to lawn. The fully enclosed rear garden offers a high degree of privacy and benefits from a woodland backdrop. The rear garden is laid to lawn with paved patio area for enjoying the summer months. The summer house and the blue storage box is included within the sale price.

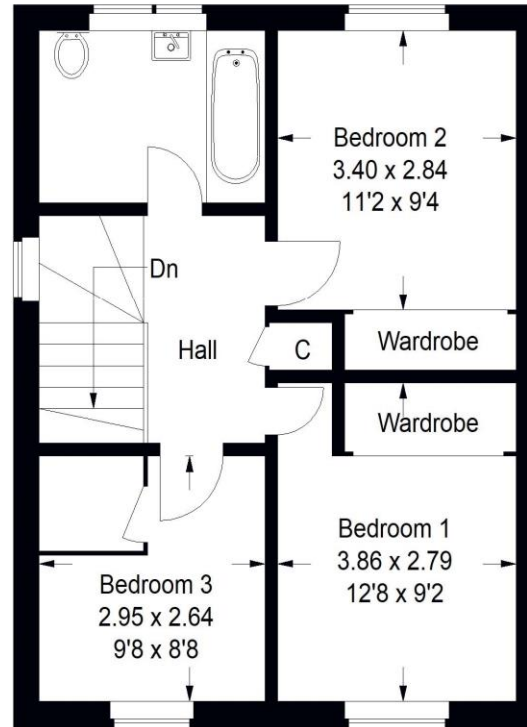


123 Bankton Brae, Livingston

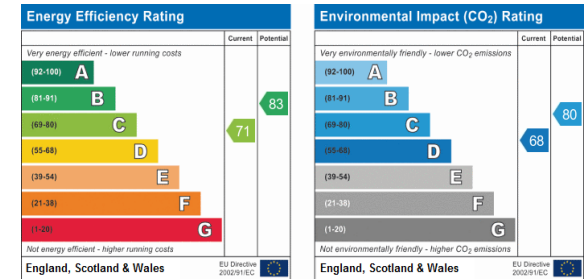
Approximate Gross Internal Area
89.3 sq m / 961 sq ft



Ground Floor



First Floor



Extras (Included in Sale)

All floor coverings, blinds, curtains, light fittings, integrated oven, hob, hood, fridge/freezer, washing machine, dishwasher, free standing tumble dryer, summer house and blue storage box.

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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