



40 East Bankton Place, Murieston,
Livingston, West Lothian, EH54 9DB



RE/MAX PROPERTY

This fantastic detached house is in the popular area of Murieston. A wonderful space for those looking for a family house, this property in East Bankton Place will make a fantastic home. Lorna MacDonald and RE/MAX Property are delighted to bring this 4 bedroomed property to the market.

Murieston retains its unique village atmosphere, whilst remaining within easy reach of the excellent amenities that Livingston has to offer. There are a few local shops, and The Centre and Livingston Designer Outlet are only a couple of miles away, offering a large range of high street shops, supermarkets and restaurants. Leisure amenities are all close at hand with multi-screen cinema, leisure pool and further sports facilities available locally. Commuter links are good from this area, via the local Livingston South train station, offering links between Edinburgh and Glasgow, and Edinburgh Airport is within easy reach. In addition, there is easy access to the A71 and M8 road networks, ideal for commuters. Bellsquarry and Williamston primary schools offer both nursery and primary education and afford good reputations, as does the local high school, James Young High School.

Front Garden and Garage

The front aspect of this property allows for an inviting approach which has been finished mainly with a mono bloc driveway leading to steps to the front door. There is access to the garage from here with an up and over door. The garage can also be accessed from the rear garden via a wooden door wall lights and power points are also included. The front approach is finished with grass and a planted area.

Entrance Hallway

Entrance to the property is through a upvc part glazed front door, which opens into a hall with half painted and half papered walls, separated with a dado rail, and laminate flooring. There is an under stair cupboard, providing storage. There is a ceiling light, smoke detector, radiator, power points and house alarm to complete this area.

Lounge

4.507m x 4.060m (14'09" x 13'03")

Decorated with carpet to the floor and walls neutrally painted, giving this room a bright and inviting feel. The large window to the front allows in lots of natural light and is further enhanced by ceiling downlights. There is a central gas fireplace. A radiator and power points are also provided.





Breakfasting Kitchen

3.319m x 5.765m (10'10" x 18'10")

The heart of the home, the kitchen, with several wall and floor mounted units with cream frontages. Decorated with oak work surfaces, accompanied by white painted walls, white tiled splashback and a laminate floor. There is an eye level oven and grill, four ring induction hob, and a stainless steel extractor hood which will all be included in the sale. There is also space for an under counter dishwasher and free standing fridge freezer. The sink area comprises of a mixer tap over white ceramic sink. Two windows to the rear of the property, provide views of the rear garden and allow in natural light. Three ceiling lights enhance the natural light filling this space. There is generous space for a dining area. Power points and a radiator complete this area.

Utility Room

2.392m x 2.415m (7'10" x 7'11")

The utility room provides a practical, well-designed space. There are cream and wooden fronted units and a co-ordinating cream work surface. There is space for an under counter washing machine and under counter tumble dryer. Decorated with white painted walls, white tiled splashback and continued laminate flooring. A window to the side, allows natural light into the room, and glass door to side allows access to the garden. A stainless-steel sink with drainer and two taps, power points, radiator and a ceiling light complete the room.

Dining Room

4.384m x 3.333m (14'04" x 10'11")

This great additional room, currently used for dining and entertaining, to the rear of the property has been finished with white painted walls and laminate flooring. Sliding patio doors to the rear garden allow in lots of natural daylight, being further enhanced by a ceiling light. A radiator and power points are also included.

Living Level Toilet

1.755m x 0.860m (5'09" x 2'09")

An essential room for modern day living, which has been decorated with white painted walls and laminate flooring. The suite comprises of a close coupled toilet and a pedestal sink with white tile splashback. There is a ceiling light and extractor fan to finish off the room.

Stairs and Landing

The carpet finished stairs lead to landing, with neutrally painted walls. There is an integrated cupboard, providing storage space. A window to the side of the property fills the space with natural light. Two ceiling lights, a smoke detector, attic hatch with ramsay ladder and a power point are also provided.

Primary Bedroom

4.568m x 2.905m (14'11" x 9'06")

A wonderful primary bedroom which is finished with white painted walls and carpet to the floor. A window to the front allows in natural light and is complemented by a ceiling light. There is a built in wardrobe for storage, providing hanging and shelving space. A radiator and power points complete the room.

Bedroom Two

3.244m x 2.950m (10'07" x 9'08")

This great double bedroom has been finished with white painted walls, with carpet to the floor. The rear facing window allows in natural light and is enhanced by a ceiling light. There are two built-in wardrobes, providing hanging and shelving space. A radiator and power points complete the room.

Bedroom Three

3.622m x 2.466m (11'10" x 8'01")

A third double bedroom, a delightful room, set at the front of the house. This room has been finished with white painted walls and carpeted flooring. An integrated wardrobe provides hanging and shelving space. There is a window, a ceiling light, a radiator and power points finish this room.

Bedroom Four

2.095m x 3.512m (6'10" x 11'06")

The final bedroom has white painted walls and carpet to the floor. A window to the rear of the property allows in lots of natural light and there is a ceiling light. Power points and a radiator are supplied.

Family Bathroom

2.020m x 1.960m (6'07" x 6'05")

This neutral bathroom has been decorated with mainly neutrally tiled walls and part wooden panelled, and vinyl flooring. The cream suite comprises of a bath with mains shower over, a close coupled toilet and a pedestal sink. A window to the side of the property allows natural light into the room and this is further complimented by a ceiling light. A chrome towel radiator and extractor fan complete the room.

Rear Garden

The well kept garden provides a space to relax and enjoy the outdoors. There is fencing, predominantly finished with grass, and a paved patio area directly outside the house, which is great for entertaining. There has been land added to the original garden, included within the fence boundaries, which is not included in the deeds. Mature planting edges the garden and woodland can be found behind the rear fence of this secluded garden. There is side access around to the front of the property.

Additional Items

All fitted floor coverings and kitchen appliances mentioned, will be included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

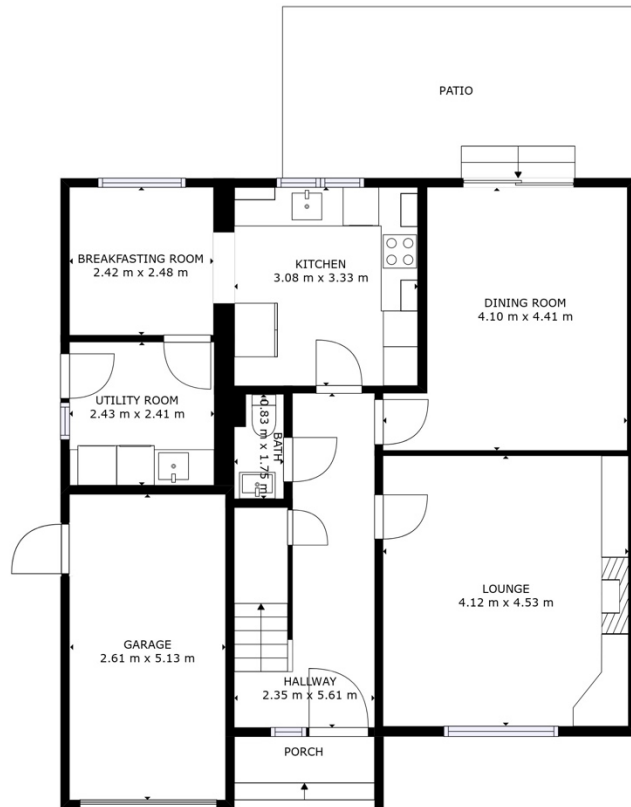
INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

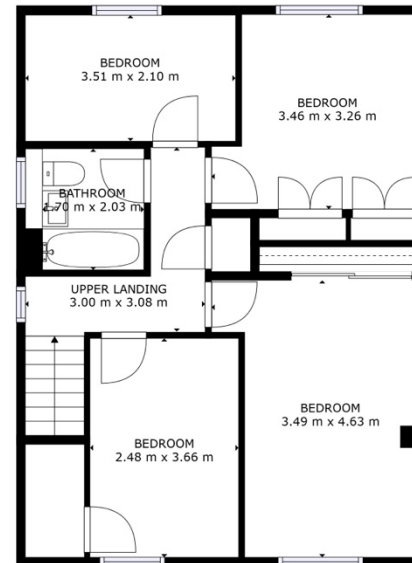




“Nobody in the world sells more property than RE/MAX”



GROSS INTERNAL AREA
 FLOOR 1: 74 m², FLOOR 2: 60 m²
 EXCLUDED AREAS: , GARAGE: 13 m²
 PATIO: 17 m², PORCH: 2 m²
 TOTAL: 134 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 100-100 | A | | |
| 91-100 | B | | 85 |
| 81-91 | C | | |
| 69-81 | D | 69 | |
| 55-69 | E | | |
| 39-55 | F | | |
| 21-39 | G | | |
| Not energy efficient - higher running costs | | | |
| Scotland | | EU Directive 2002/91/EC | |

| Environmental (CO ₂) Impact Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| 100-100 | A | | |
| 91-100 | B | | 82 |
| 69-91 | C | | |
| 55-69 | D | 63 | |
| 39-55 | E | | |
| 21-39 | F | | |
| 1-21 | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| Scotland | | EU Directive 2002/91/EC | |



Lorna MacDonald
 07778 547461
 lmacdonald@remax-scotland.net

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.