



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



IMPRESSIVE 2 BED DETACHED BUNGALOW

SET ON A LARGE CORNER PLOT **VIEWING IS ESSENTIAL**

Janice Bennie and RE/MAX Property are delighted to offer to the market this impressive, detached bungalow situated on a corner plot in the extremely sought after locale of Bankton, Livingston, West Lothian. Comprising of vestibule, hallway, generous lounge/diner, kitchen/breakfasting area, bathroom, 2 bedrooms. The property further benefits from a large driveway with front and rear gardens GCH & DG.

This is an excellent size of property and is one not to be missed from your viewing list. Bankton is a sought-after family location with excellent local schools offering education from nursery through to college, all of which are within walking distance. Also within easy distance, are the extensive shopping and leisure facilities that Livingston has to offer. With the close proximity to the local rail and road transport networks for both Glasgow and Edinburgh which makes this location ideal for commuting.

Council Tax Band D Freehold Tenure No Factor Fee

The home report can be downloaded from the RE/MAX website.

CGI Images have been utilised in this advert.





Vestibule - 3' 1" x 3' 5" (0.93m x 1.04m)

Step inside through the white UPVC door with the glazed side panel in the inviting hallway flooded with natural light. Illuminated with a centre light, the space features wood effect laminate flooring and a radiator for comfort. From here, you can access the hallway.

Hallway - 3' 5" x 13' 5" (1.04m x 4.09m)

Offering an inviting introduction to the home and setting the tone for the immaculate interiors to follow, the hall is decorated in neutral colours with high quality wood effect flooring leading to all the rooms. This area also benefits from a large cloak cupboard and is served with a wall mounted radiator. and centre light.

Lounge/Diner - 16' 4" x 10' 7" (4.98m x 3.23m)

With an abundance of flexible space for a variety of furniture configurations, this large, impressive lounge/diner boasts classic yet contemporary décor and offers an attractive space to relax in. It is enhanced with wood effect laminate flooring, central lighting, radiators, TV & Broadband points and a large window overlooking the rear aspect of the property.

Kitchen/Breakfasting Room - 9' 11" x 9' 11" (3.01m x 3.03m)

The Kitchen/Breakfasting Room is fitted with an excellent range of base and wall mounted units with contrasting worktop and stylish tiled splashback overlooking the rear garden with access to this area provided by a glass panel wooden door. Integrated appliances include the gas hob with built in extractor and electric oven with plenty additional space for freestanding furniture and white goods. The floor benefits from wood effect laminate and the room is served by a wall mounted radiator and downlighting.

Bedroom 1 - 10' 9" x 10' 3" (3.27m x 3.12m)

The generously sized master bedroom offers a comfortable retreat with its neutral decor and built-in wardrobes, allowing flexibility for additional furnishings and various layout options. Sunlight gracefully fills the room through a front-facing large window, creating a bright and inviting atmosphere. Carpeted flooring adds a warm touch, complemented by a central light, multiple power points, and a wall-mounted radiator for practical comfort.

Bedroom 2 - 9' 5" x 10' 4" (2.88m x 3.14m)

Overlooking the front garden, the second bedroom is a generously sized double room, offering ample space for freestanding furniture. Stylishly decorated and enhanced with newly fitted carpeted flooring, this inviting space has a central light fitting, ample power points, and a wall-mounted radiator, creating a comfortable and well-appointed retreat.

Bathroom - 6' 1" x 6' 6" (1.86m x 1.98m)

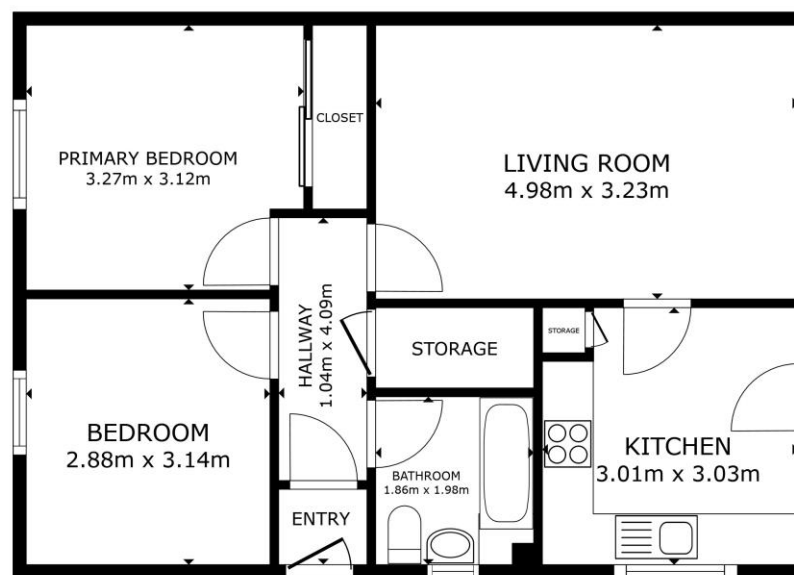
This is a modern and well-lit area, boasting an opaque window on the side of the property. The room showcases a stylish white three-piece suite, including a push button WC, wash hand basin with pedestal, and large bathtub with overhead mains-operated shower and complimenting glass shower screen. Adding to the contemporary aesthetic are a central light fitting, UPVC wall board, vinyl flooring, and a heated towel rail, completing the sophisticated ambience.

Front of Property

Nestled within a well-established development, this residence graces a large corner plot, showcasing an exceptionally welcoming exterior. The property is positioned behind a spacious driveway capable of accommodating multiple vehicles. Delightfully bordered by thoughtfully arranged plantings and a well-maintained lawn, this setting establishes a charming atmosphere for the entire property. The mature shrubs enhance the character, providing a tranquil backdrop.

Rear of Property

The rear garden unfolds into a timeless and unspoiled setting, evoking a heightened sense of tranquillity and privacy. This idyllic location effortlessly harmonizes with nature, attracting local wildlife to frequent the garden. Explore multiple inviting seating areas amidst the lush expanse of lawn, a neatly chipped area, and thoughtfully planted mature shrubs. These features provide not only comfort but also a delightful retreat to relish the serenity of the surroundings. This is a perfect sanctuary for enjoying long summer evenings and soaking up the much-needed sunshine.



FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 57.9 m²
TOTAL : 57.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

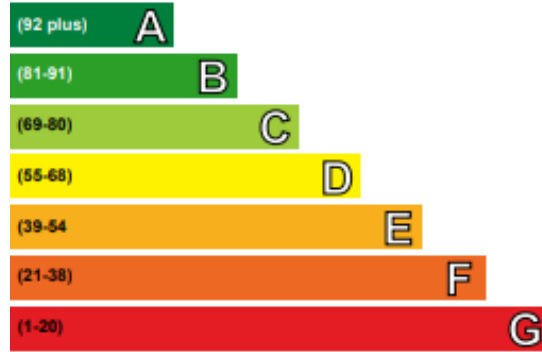




“Nobody in the world sells more property than RE/MAX”



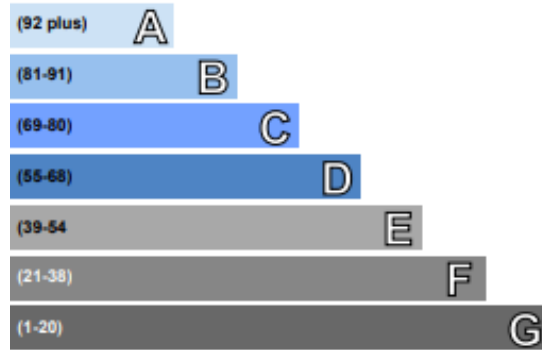
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
	88
70	

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
	88
69	



Janice Bennie
07919 035185
 jbennie@remax-scotland.net

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