



**RE/MAX** PROPERTY



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**11, Bankton Avenue, Murieston,  
Livingston, West Lothian, EH54 9LD**

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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. Commuter links are good from this area, via the local Livingston South train station, offering links between Edinburgh and Glasgow. 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 5.677m x 2.893m (18'07" x 09'05")**

A welcoming approach features a monoblock driveway, with plenty of off-road parking. There is access to the rear of the property. The garage has an up-and-over door, power, and lighting. Walls are painted white blockwork and the floor is part wood effect laminate and part concrete.

**Entrance Hallway**

Entry to this inviting hallway is through a composite door featuring decorative glass, allowing natural light to enter. The décor begins with neutrally painted walls, and wood effect laminate to the floor. There are two storage cupboards, one of them under the stairs. A ceiling light and small window to the front brightens this area and a radiator, smoke detector and power points complete it.

**Downstairs Restroom 1.786m x 0.886m (05'10" x 02'10")**

The contemporary living level restroom is equipped with a cupboard topped with a modern wash basin and a close-coupled toilet. A window to the front allows in natural light to compliment the ceiling light. The floor and walls are both finished with neutral tile. A chrome-finish towel radiator tops off the area.

**Lounge 4.662m x 3.242m (15'03" x 10'07")**

This superb room has been decorated with neutral tones to the walls, as well as a neutral feature papered wall, with wood effect laminate to finish the floor. The bay window to the front of the property allows plenty of natural light into the room, being further enhanced by the ceiling lighting. A radiator, power points, a wifi socket, and a smoke detector are also provided.

**Kitchen 2.711m x 2.695m (08'10" x 08'10")**

This stunning room includes wall and floor units, plus a full-height unit with white gloss frontages. The co-ordinating neutral work surfaces blend into the light grey cabinets and neutrally painted walls and linoleum flooring. Equipped with an electric double oven, 5-ring gas hob, and an integrated fridge-freezer, which will all be included in the sale. There is under counter space for a washing machine and dishwasher. The stainless steel 1 1/2 sink features a spray mixer tap and a drainer. Natural light enters from the rear windows and the half-glazed side door, with additional lighting from a ceiling light, brightening the whole room.

**Dining Room/Office 3.055m x 2.550m (10'00" x 08'04")**

This comfortable room is currently used as both an office and dining room, with neutral tones to the walls, and wood effect laminate to the floor. There is a ceiling light, as well as a window, providing a view of the rear garden. The room is completed by power points and a radiator.





### **Stairs and Landing**

The carpeted stairs lead to the upper landing, which is also carpeted in a neutral tone, with neutrally finished walls, in keeping with the decor. There is a ceiling light to brighten the area, as well as a storage cupboard, attic access, power points, and a smoke detector.

### **Main Bedroom 4.064m x 2.828m (13'04" x 09'03")**

This bright room has been painted with a light blue to the walls with a feature paper wall, as well as being fitted with a neutral carpet to the floor. A window to the front of the property allows for natural light and there is a ceiling light to further brighten the room. A radiator, aerial socket, and power points..

### **Bedroom Two 2.798m x 3.012m (09'02" x 09'10")**

This splendid room has been finished with a neutral carpet to the floor, and a salmon pink to the walls, as well as a feature paper wall. The window to the rear of the property allows in natural light and this is further complemented by a ceiling light. The built-in wardrobe provides plenty of storage space. Power points, a radiator, and an aerial socket are also provided.

### **Family Bathroom 1.682m x 2.309m (05'06" x 07'06") (Including Bath)**

This beautiful room has been fully tiled to the walls and floor. Ceiling downlights are assisted by a window to the rear of the property allowing for natural light. The white suite comprises of a concealed-cistern toilet, a bath with an electric shower above, and a vanity sink, set above a glossy white cupboard. A mirror, extractor fan and a chrome-ladder towel rail.

### **Bedroom Three 3.027m x 2.503m (09'11" x 08'02")**

This superb room has been half finished with neutral paint, and half with colourful patterned wallpaper and a neutral carpet to the floor. The window to the front allows in natural light and this is further complemented by a ceiling light. Power points, a radiator, and an aerial socket are also provided.

### **Rear Garden**

The mature garden has been designed to create an excellent space to sit and relax or entertain. There is fencing on all sides with a gate providing access to the front of the property. A nice lawn gives way to gravel around the fencing, as well as two separate patio areas, built for seating. Access to the garage can be gained to the side of the property.

### **Additional Items**

Tenure: Freehold. Council Tax Band: E.

Annual factor fee currently £244 per annum, can be paid monthly.

All fitted floor coverings, window blinds, and mentioned kitchen items are 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.

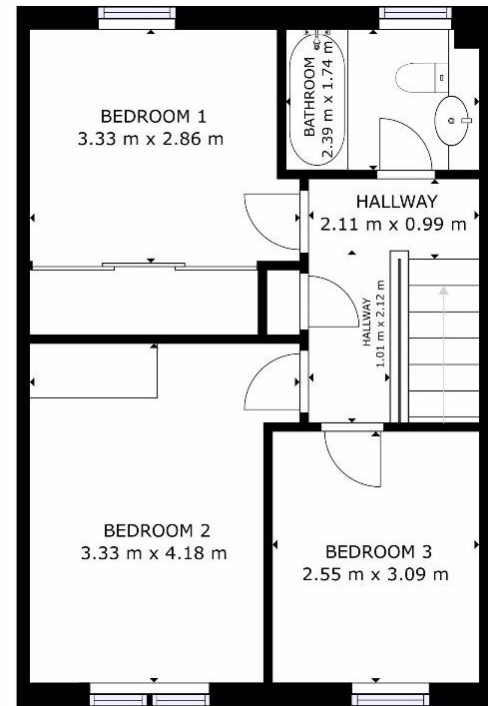
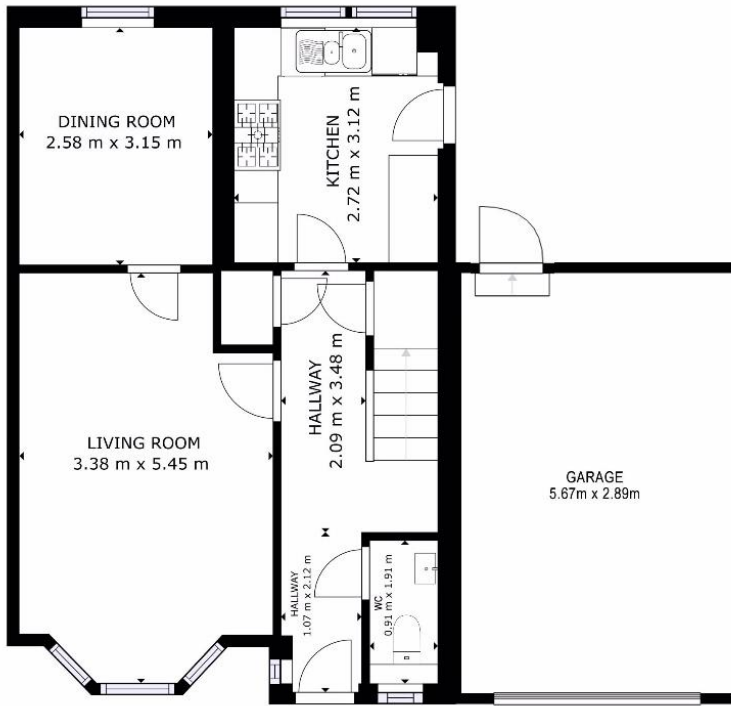
**VIEWING** Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960996670.

**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.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>			
	EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>Scotland</b>			
	EU Directive 2002/91/EC		



**Sharon Campbell**  
**07960 996670**

[sharoncampbell@remax-livingston.net](mailto:sharoncampbell@remax-livingston.net)

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**RE/MAX House, Fairbairn Road, Livingston, EH54 6TS**  
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