



2 Bankton Way, Livingston,  
West Lothian, EH54 9EG



**RE/MAX** PROPERTY

This fantastic detached bungalow is in the popular area of Murieston. A wonderful space for those looking for one level living, this property in Bankton Way will make a fantastic home. Lorna MacDonald and RE/MAX Property are delighted to bring this spacious 3 bedroomed bungalow 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 centre 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 Approach and Garden**

The welcoming approach is finished mainly with grass and a paved path leading to steps and the front door. Mature planting edges the front garden space. The corner plot offers a paved and stone finished driveway to the side of the property, which then leads to the garage. Access to the rear garden can be found from the side driveway area.

### **Garage**

**5.326m x 2.685m (17'05" x 8'09")**

The driveway has space for multiple cars and leads to a single garage which has an electric up and over door and a wooden door for side access from the garden. The space has power points and a ceiling light.

### **Entrance Vestibule**

Entry to this inviting vestibule is through a part glazed uPVC door which allows natural light to enter. The décor begins with cream papered walls and carpet flooring. A ceiling light completes this area.





### **Open Plan Lounge Dining Room**

**4.982m x 6.432m (16'04" x 21'01")**

This spacious room has been painted with magnolia painted walls and a feature papered wall, laminate flooring in the upper dining area and carpet to the floor in the lounge area. A large bay window to the side and double opening patio doors to the rear allow lots of natural light into the room, being further enhanced by ceiling downlights in the lounge area and two ceiling lights in the upper section. There is a wooden fire surround and black stone hearth, creating a central feature in the room. Two radiators, power points and a smoke detector are also provided.

### **Kitchen**

**3.700m x 4.867m (12'01" x 15'11")**

The heart of the home. This kitchen has many wall and floor mounted units with purple and white gloss frontages, with co-ordinating black work surfaces and white and black tile splashback. Decorated with magnolia painted walls and cream vinyl flooring. There is an under counter oven, a four-ring electric hob, a black extractor hood, an American style fridge freezer, and an integrated dishwasher, which will all be included in the sale. Natural light enters from a side facing bay window and a front facing window, and there are two ceiling lights as well as under cabinet lighting. The sink area comprises of a stainless steel sink and half with drainer and mixer tap. A radiator and power points complete this room.

### **Hallway**

The hallway décor begins with blue painted walls and laminate flooring. A built in cupboard provides storage space. A ceiling light, power points, a smoke detector and an attic hatch complete this area.

### **Utility Room**

**3.312m x 1.563m (10'10" x 5'01")**

The utility room provides a practical, well-designed space. There is a wooden fronted lower unit, a co-ordinating cream work surface and white tiled splashback. There is an under counter fridge, which will be included in the sale, and space for another two under counter appliances. Decorated with yellow painted walls and tiled flooring. There is a cupboard providing storage in this area. A upvc door with window from here allows access to the garden, and there is an adjacent window to allow further light into the room. A stainless-steel sink with drainer and two taps, power points, a smoke detector, a radiator and a ceiling light complete the room.

### **Primary Bedroom**

**2.806m x 3.712m (9'02" x 12'02")**

This fantastic room has light pink painted walls and carpet to the floor. There are two integrated wardrobe providing an abundance of storage space. A window to the front of the property allows in lots of natural light and there is a ceiling light. A radiator and power points are provided.

### **En-Suite Shower Room**

**2.185m x 1.881m (7'02" x 6'02")**

This great second washroom is finished with white and blue tiles to the floor and white tiled walls. The corner shower cubicle houses a mains wall mounted shower. A close coupled toilet and a sink built into a vanity unit complete the suite. There is a window to the front of the property and ceiling downlights, with a radiator and a shaver socket finishing the room.

### **Bedroom Two**

**2.612m x 3.716m (8'06" x 12'02")**

This lovely room has been finished with magnolia walls and carpet to the floor. A window to the side of the property allows in natural light and is further complemented by a ceiling light. A built in wardrobe provides hanging and shelving storage space. Power points and a radiator are also provided.

### **Bathroom**

**1.975m x 2.471m (6'05" x 8'01")**

This great room has been finished with cream tiled walls and tile to the floor. The suite comprises of a mains shower over a bath, a close coupled toilet and a vanity sink. A ceiling light, a chrome towel radiator, an extractor fan and a shaver socket are included.

### **Bedroom Three**

**2.589m x 2.658m (8'05" x 8'08")**

A third double bedroom, a delightful room, has been finished with magnolia painted walls and carpeted flooring. There is a window to the side, a ceiling light, a radiator and power points finish this room.

### **Rear Garden**

This great outdoor space has a section finished with decorative stones and a section with artificial grass. Decorative stone finished planted beds edge the garden. There is a garden shed to the side of the house, which will be included in the sale. An excellent enclosed space to sit and relax or entertain.

### **Additional Items**

All fitted floor coverings, kitchen items mentioned and light fittings 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 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.

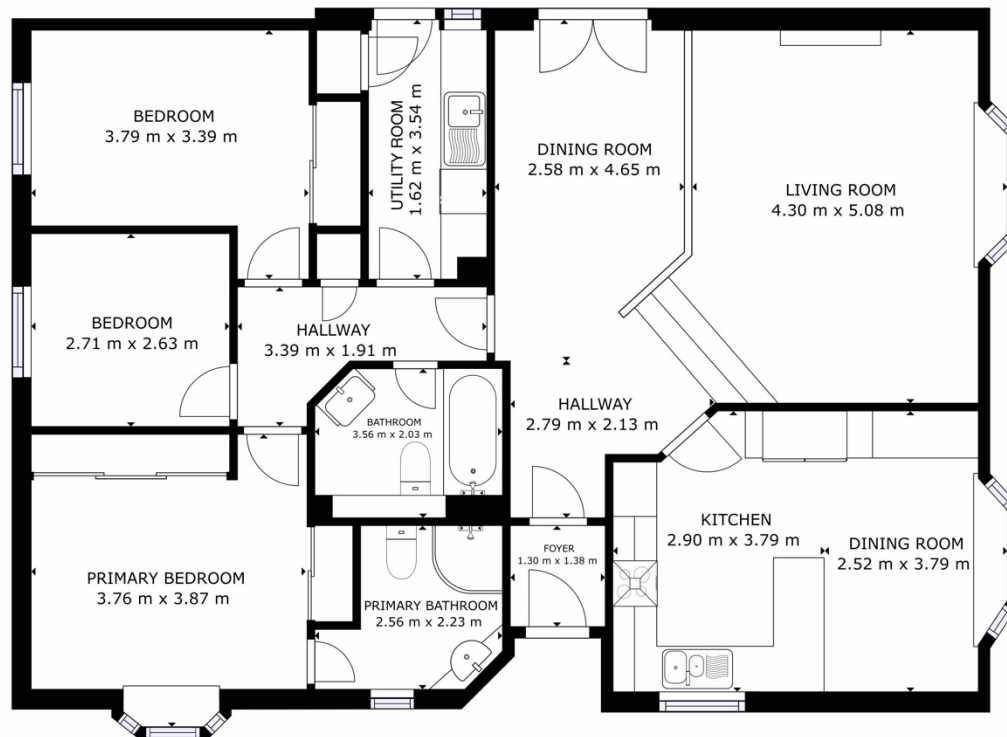
### **INTEREST**

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: 118.08 m<sup>2</sup>  
TOTAL: 118.08 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			87
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			86
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	



**Lorna MacDonald**  
07778 547461  
lmacdonald@remax-scotland.net



RE/MAX House, Fairbairn Road, Livingston EH54 6TS  
T: 01506 418555 F: 01506 418899 E: info@remax-livingston.net  
[www.remax-livingston.net](http://www.remax-livingston.net)

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