



**16, Bankton Brae, Murieston,
Livingston, West Lothian, EH54 9LA**



RE/MAX[®] PROPERTY

This wonderful house is in an ideal locale and close to Livingston South railway station and other local amenities. Having been upgraded throughout, this property is a true credit to its current owners. With off-road parking for a few vehicles, this home is ideal for many needs.

Bankton and Murieston retain their unique village atmosphere, whilst remaining within easy reach of the excellent amenities that Livingston has to offer. Positioned for easy access to Bellsquarry Woods, many walks and green spaces. There are a few shops locally and The Centre and Livingston Designer Outlet Centre are only a couple of miles away, offering a large range of high street shops, supermarkets and banking facilities. Leisure amenities are all close at hand with a multi-screen cinema, leisure pool and further sports facilities are available locally. Commuter links are good from this area, via the local Livingston South railway station, offering rail links to both Edinburgh and Glasgow and Edinburgh airport is within easy reach. In addition, there is easy access to both the A71 and M8 making this an ideal location to enjoy the quieter lifestyle, while still within commuting distance of the major cities. Bellsquarry and Williamston primary schools offers both nursery and primary education and afford good reputations, as does the local high school, The James Young High School.

Front Garden and Garage

A welcoming approach features a driveway finished with decorative gravel, some planting of shrubs and off-road parking. There is access to the rear of the property. The garage has an electric roller door, power, and lighting.

Entrance Hallway

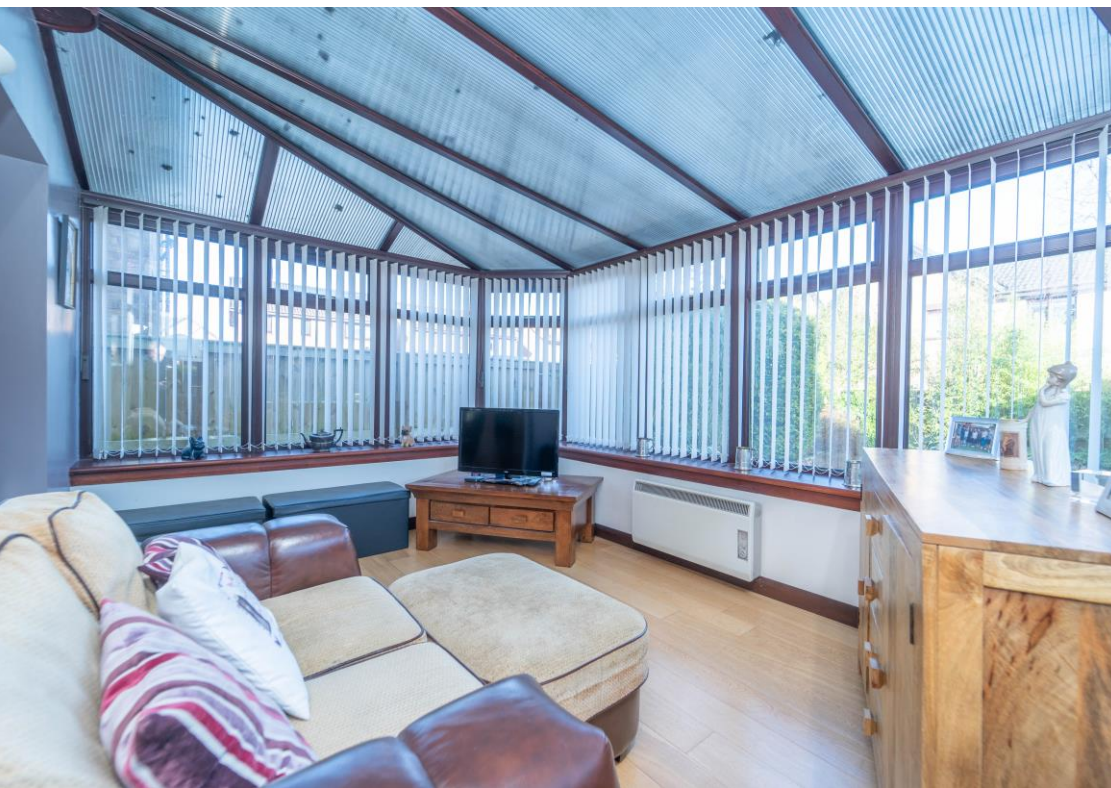
Entry to this inviting hallway is through a composite door featuring decorative glass, allowing natural light to enter. The modern décor begins with neutrally painted walls, and LVT flooring. A downlight and a ceiling light brighten this area and a radiator, smoke detector and a power point complete this area.

Downstairs Restroom

1.790m x 0.671m (05'10" x 02'02")

The contemporary living level restroom is equipped with a cupboard topped with a modern wash basin and a concealed-cistern toilet. A window to the side allows in natural light to compliment the ceiling light. The walls are finished with tiles to half-height, where it transitions to a neutral paint finish. The tiling continues to the floor with under floor heating.





Lounge

4.335m x 3.029m (14'02" x 09'11")

This superb room has been decorated with neutral tones to the walls, cornicing and engineered oak flooring. Trifold doors allow access through to the dining room/kitchen. The windows to the front of the property allow plenty of natural light into the room, being further enhanced by ceiling lighting, with a ceiling rose. A radiator, power points and a smoke detector are also provided.

Open Plan Kitchen and Dining/Family Room

7.675m x 3.231m (24'00" x 10'07") narrowing to 2.469m (09'07")

This stunning multi-functional room flows seamlessly between the two areas. There is an abundance of wall and floor units, plus three full-height units with white gloss frontages. The co-ordinating compact laminate work surfaces blend into the splashbacks. Decorated with neutrally painted walls and LVT flooring. Equipped with an eye level electric double oven, an electric induction hob, an integrated dishwasher and fridge-freezer, which will all be included in the sale. There is under counter space for a washing machine. The composite sink features a spray mixer tap with drainage grooves in the work surface. Natural light enters from the rear windows and the half-glazed side door, with additional lighting from recessed ceiling downlights, under unit lights, under work surface lights and kick board lights, brightening the whole room. The dining/family room area is finished with the same flooring and has a complimentary blue colour scheme. There is ample space for a table and chairs and this area is fully functional with the tri-fold doors providing a complete open plan. Two radiators, two built-in storage cupboards, a heat detector and power points are included. A door leads through to the conservatory.

Conservatory

3.875m x 2.720m (12'08" x 08'11")

This lovely room has been decorated with neutral tones to the walls and laminate to the floor. With windows and a glazed door on three sides, there is plenty of natural light, which is further enhanced by wall lighting. An electric heater and power points finish this room.

Stairs and Landing

The carpeted stairs lead to the upper landing, which is also carpeted in a neutral tone, with neutrally finished walls and a dado rail, in keeping with the contemporary decor. There is a ceiling light, a power point and a smoke detector also provided.

Main Bedroom

4.971m x 3.036m (16'05" x 09'11")

This bright room has neutral tones to the walls and a fully fitted carpet to the floor. There are two sets of double built-in wardrobes providing an abundance of hanging and shelving space. A window to the front of the property allows for natural light and there are recessed ceiling downlights. A radiator and power points are supplied.

En-Suite Shower Room

1.949m x 1.237m (06'04" x 04'00")

This delightful room is fully tiled to the walls and floor. The white suite comprises of a cubicle housing a wall mounted shower, a wall mounted wash hand basin and a back to wall toilet. Light comes from the recessed ceiling downlights and over cupboard lights, as well as natural light through the window. Under floor heating and an extractor complete the room.

Bedroom Two 2.675m x 2.448m (08'09" x 08'00")

This splendid room has been finished with neutrally painted walls and carpet to the floor. The windows to the rear of the property allow in natural light and this is further complemented by a ceiling light. The built-in wardrobe and integrated cupboard provide storage space. Power points and a radiator are also provided.

Family Bathroom

1.921m x 1.530m (05'00" x 06'03") plus the walk-in shower

This beautiful room has been fully tiled to the walls and floor. Recessed ceiling downlights are assisted by a window to the rear of the property allowing for natural light. This four-piece white suite comprises of a separate cubicle with a wall mounted shower, with a rainfall showerhead and an additional handheld shower; a back to wall toilet, a bath and an inset sink, set within a vanity cupboard. Under floor heating, an extractor fan and a chrome-ladder towel rail are also included.

Bedroom Three

3.476m x 2.867m (11'04" x 09'04")

This superb room has been finished with neutrally painted walls and a sumptuous carpet to the floor. The windows to the front of the property allow in natural light and this is further complemented by a ceiling light. An integrated wardrobe provides hanging and shelving space. Power points and a radiator 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. Two decked areas, a paved section and an area laid with decorative gravel all contribute to this low maintenance garden. There is some planting of trees, shrubs and flowering plants providing the soft landscaping. The garden shed will be included in the sale.

Additional Items

Tenure: Freehold. Council Tax Band: E.

All fitted floor coverings, window blinds, kitchen items and the garden shed mentioned 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.

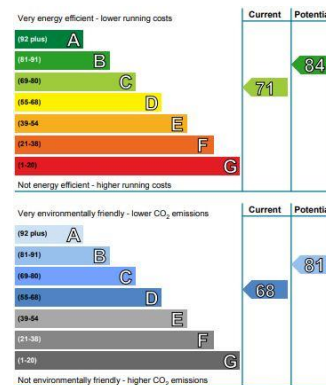
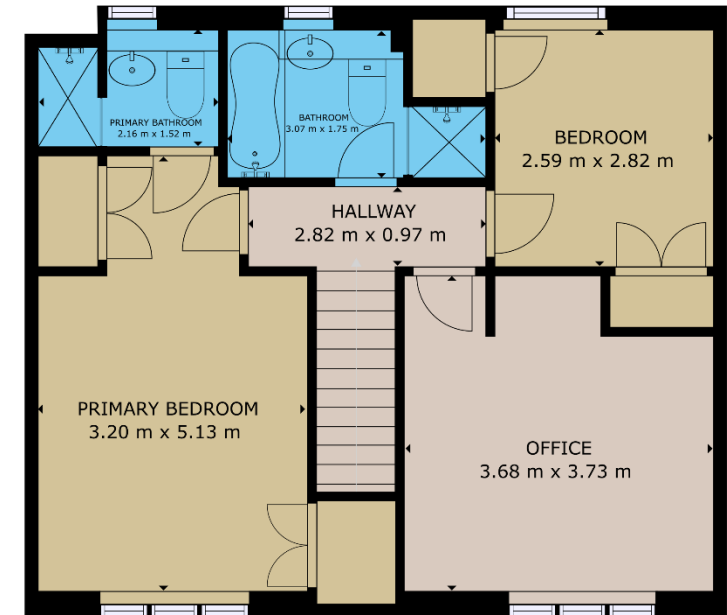
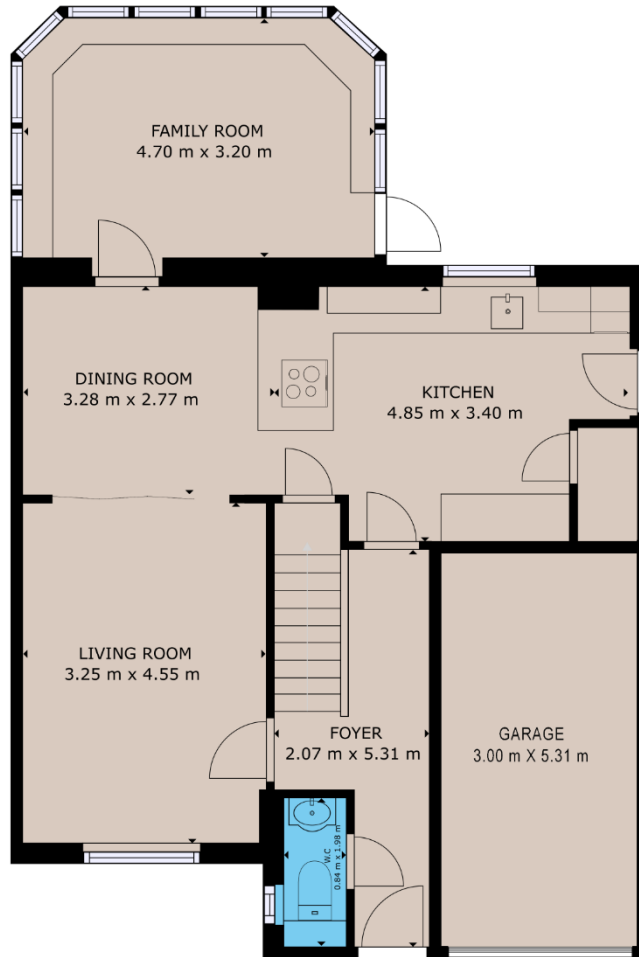
INTEREST

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





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