



61 Bankton Avenue, Murieston,  
Livingston, West Lothian, EH54 9LD



**RE/MAX** PROPERTY

A well-proportioned 4 Bedroom detached house, making an ideal purchase for a family. This home is fantastically placed in the popular area of Murieston. Lorna MacDonald and RE/MAX Property are delighted to offer to the market this home within Bankton Avenue, Murieston.

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 with grass, a monoblock driveway, edged with decorative stones, and paved path leading to the front door. The front approach is finished with mature planting and the house benefits from soffit lighting on all sides. 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. A ceiling light and power points can also be found in the garage.

#### **Entrance Hallway**

Entrance to the property is through a composite part glazed front door, which opens into a hall with grey painted walls and laminate flooring. There is a ceiling light, smoke detector, radiator, power points and an under stair cupboard to complete this area.

#### **Lounge**

**4.126m x 3.411m (13'06" x 11'02")**

An inviting room, decorated with laminate to the floor and walls finished with pink pattern paper. The window to the front allows in lots of natural light and is further enhanced by a ceiling light. There is an gas fire, with marble surround, creating a focal point in the room. A radiator and power points are also provided.





### **Breakfasting Kitchen**

**3.769m x 2.738m widening to 3.893m (12'04" x 8'11" widening to 12'09")**

The heart of the property, the kitchen, with several wall and floor mounted units with white gloss frontages. Decorated with wooden work surfaces and white metro tiled splashback, accompanied by grey painted walls and laminate floor. A central kitchen island offers further storage facilities, with matching white gloss lower units and a wooden work surface. There is an eye level double electric oven, integrated microwave, four ring electric hob with stainless steel splashback, a stainless steel and glass extractor hood, built in dishwasher and built in tumble dryer, which will all be included in the sale. The sink area comprises of a mixer tap over stainless steel sink and drainer. A large window to the rear of the property, provides views of the rear garden and allows in natural light. Ceiling downlights, under unit lights and kickboard lighting enhances the natural light filling this space. Power points, a heat detector and a radiator completes this area.

### **Dining Room**

**3.770m x 2.800m (12'04" x 9'02")**

This great additional room, accessed via the lounge and the kitchen, has been finished with pink patterned papered walls and laminate flooring. Sliding glass patio doors lead from here into the rear garden and flood the room with natural light. A ceiling light, a radiator and power points are also included.

### **Utility Room**

**2.145m x 1.750m (7'00" x 5'08")**

The utility room provides a practical, well-designed space. There are white gloss fronted units and a co-ordinating wooden work surface. There is an integrated tall fridge freezer, which will be included in the sale, and there is space for an under counter washing machine. Decorated with grey painted walls, white metro tiled splashback and laminate flooring. A part glazed composite door to the rear, allows natural light into the space, and allows access to the garden. A stainless-steel sink with drainer and mixer tap, power points, radiator and a ceiling light complete the room.

### **Living Level Toilet**

**1.434m x 1.426m (4'08" x 4'08")**

An essential room for modern day living, which has been decorated with grey painted walls and tile effect vinyl flooring. The suite comprises of a close coupled toilet and a pedestal sink. There is a window to the front of the property, a ceiling light and a radiator to finish off the room.

### **Stairs and Landing**

The carpet finished stairs lead to the carpet floored landing, with grey painted walls. There is an integrated cupboard, with shelf, and housing the water tank. Two ceiling lights, a radiator, smoke detector, attic hatch and power points are also provided.

### **Primary Bedroom**

**3.659m x 3.254m (12'00" x 10'08")**

A wonderful primary bedroom which is finished with mainly white painted walls, with a feature grey painted wall, and light grey laminate 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.

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

**2.801m x 1.170m (9'02" x 3'10")**

This fantastic room is finished with continued light grey laminate to the floor and white painted walls. The shower cubicle houses an electric wall mounted shower and is finished

with white pattern wet wall panelling. A close coupled toilet and a built in sink complete the suite. There is a window to the front of the property and a ceiling light, with a radiator and an extractor fan finishing the room.

### **Bedroom Two**

**2.832m x 2.907m (9'03" x 9'06")**

This great double bedroom has been finished with magnolia painted walls, with carpet to the floor. The front facing window allows in natural light and is enhanced by a ceiling light. There is a built-in cupboard, providing storage space. A radiator and power points complete the room.

### **Bedroom Three**

**3.263m x 2.762m (10'08" x 9'00")**

A third double bedroom, a delightful room, set at the rear 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**

**3.056m x 2.829m (10'00" x 9'03")**

The final double bedroom has 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. A built-in wardrobe provides storage space. Power points and a radiator are supplied.

### **Family Bathroom**

**2.202m x 1.970m (7'02" x 6'05")**

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

### **Rear Garden**

The great sized garden provides a space to relax and enjoy the outdoors. There is fencing on all sides, predominantly finished with a paved patio area, a wooden decking area outside the patio doors, and a grassed area which is great for entertaining. There is mature planting edging this enclosed garden. Access to the front of the property is found from here via the side gate.

### **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**

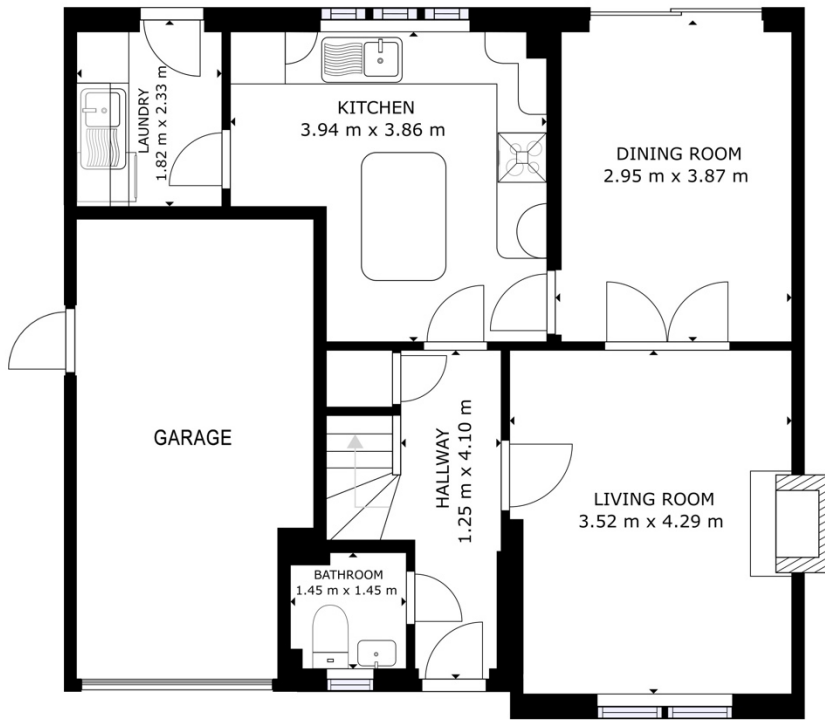
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.



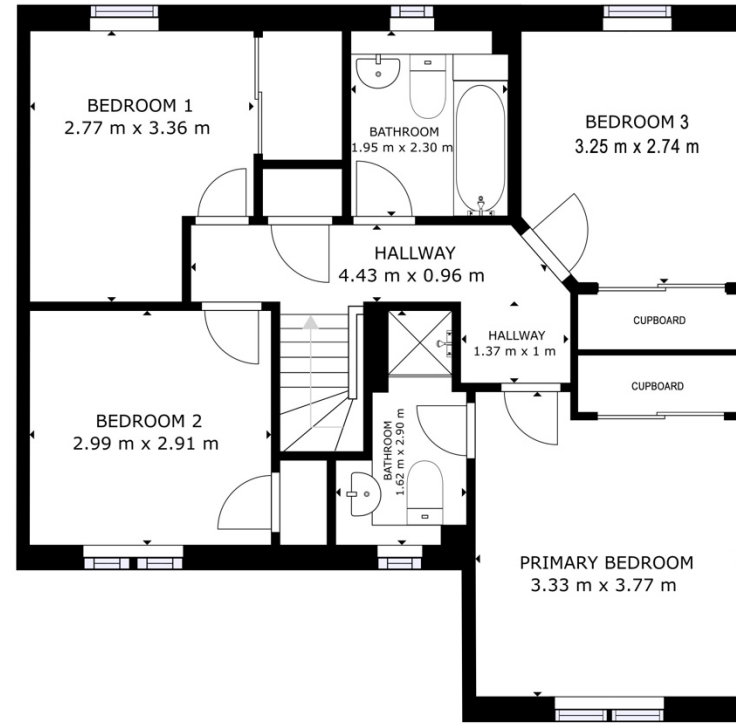


# RE/MAX PROPERTY

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



GROSS INTERNAL AREA  
FLOOR 1: 56.69 m<sup>2</sup>, FLOOR 2: 55.1 m<sup>2</sup>  
TOTAL: 111.79 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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| Energy Efficiency Rating |           | Environmental (CO <sub>2</sub> ) Impact Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| 66                       | 81        | 60   | 77        |

Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions  
Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

**Scotland** EU Directive 2002/91/EC



**Lorna MacDonald**  
**07778 547461**  
[lmacdonald@remax-scotland.net](mailto: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.

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