










Offers Over
£230,000

121 Bankton Brae

Livingston | West Lothian | EH54 9LB

Well presented semi detached house, in a modern yet established development, the property is ideally suited to growing families. Livingston boasts excellent local amenities and easy access to the main commuter networks.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

This property features a spacious, bright, and airy lounge, offering versatile furniture arrangements and a striking fireplace. Additionally, the lounge boasts a large storage cupboard for added convenience.

The kitchen is well-equipped with a range of floor-to-wall mounted units and includes a gas hob, electric oven, cooker hood, washing machine and fridge freezer. With ample space for a dining table, this kitchen is perfect for any aspiring chef. Adjacent to the kitchen, a large conservatory with power points and central heating completes the ground floor layout. Upstairs, you'll find three generously sized bedrooms, all with built-in storage, allowing for flexible furniture arrangements. The upper hallway features built-in storage and provides access to the partially floored loft space. The partially tiled family bathroom offers a luxurious Jacuzzi bath, WC, and wash hand basin for added comfort.



Extras

The property shall be sold with all fixtures, fittings, blinds, curtains and fitted floor coverings. The freestanding washing machine, fridge freezer and condenser dryer will also be included in the sale. N.B the cooker hood is not currently working.

Gardens & Driveway

The property benefits from off street parking with a monoblock driveway and decorative lawn garden. To the rear is a low maintenance fully enclosed garden, mostly laid to patio making it an ideal spot for outside entertainment.

Viewing

Please contact Neilsons on 0131 625 2222.





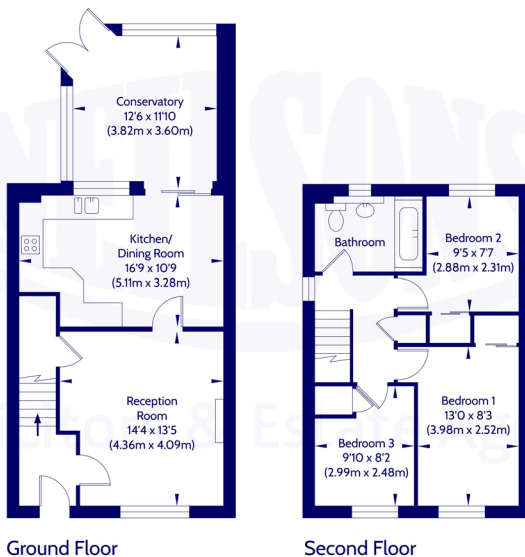
Location

Bankton Brae, situated in the highly desirable Murieston area of Livingston, lies within easy commuting distance between Scotland's major cities, Edinburgh and Glasgow. Commuters benefit from excellent road links to the motorway networks via the M8 making travel to other centres throughout West and Central Scotland relatively easy. Livingston South train station lies approximately 0.9 miles away. Local amenities such as grocers, health centre, dental surgery, restaurants and vets are all within close proximity and, less than 1.5 miles away, Livingston Centre and McArthur Glen Designer Outlet will cater for all your retail needs and more. Bankton Brae is within the catchment area of the highly rated Williamson Primary School, feeding into James Young High School and St Margaret's RC Academy





Approx. Gross Internal Floor Area 93.09 Sq M / 1002 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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