



40 Bankton Park West,
Livingston, West Lothian, EH54 9BP



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Located in a cul-de-sac in the sought after Murieston area of Livingston is this well-proportioned extended detached house with gas central heating, double glazing, driveway and private gardens.

The accommodation includes an entrance vestibule and entrance hall with storage cupboard, understairs storage cupboard and w.c. with window to the front fitted with a two piece white suite. The sitting room has twin window to the front, door to the dining room and multi pane double doors lead to the lounge. The lounge has window to the front, feature fireplace with electric stove and multi pane double doors lead to the sun room. The sun room has patio door and large windows to the rear and opening to the dining room. The dining room, which can be accessed from the sun room and sitting room, has serving hatch to the kitchen/diner. The kitchen had storage cupboard, windows to the side rear, ample space for dining and is fitted with range of base and wall units with the oven, hob and fridge/freezer to remain. Off the kitchen is a utility room with doors to the front and rear which is fitted with a washing machine, dryer and dishwasher which are to remain.

A carpeted staircase, with window to the side, leads to the first floor landing with hatch to the loft space. The main bedroom has door to the expansive full-length balcony stretching the entire width of the property which overlooks the rear. There are three further double bedrooms, all with fitted wardrobes. There is a shower room fitted with a two piece white suite. Completing the accommodation is the family bathroom with storage cupboard and window to the front which is fitted with a three piece white suite.

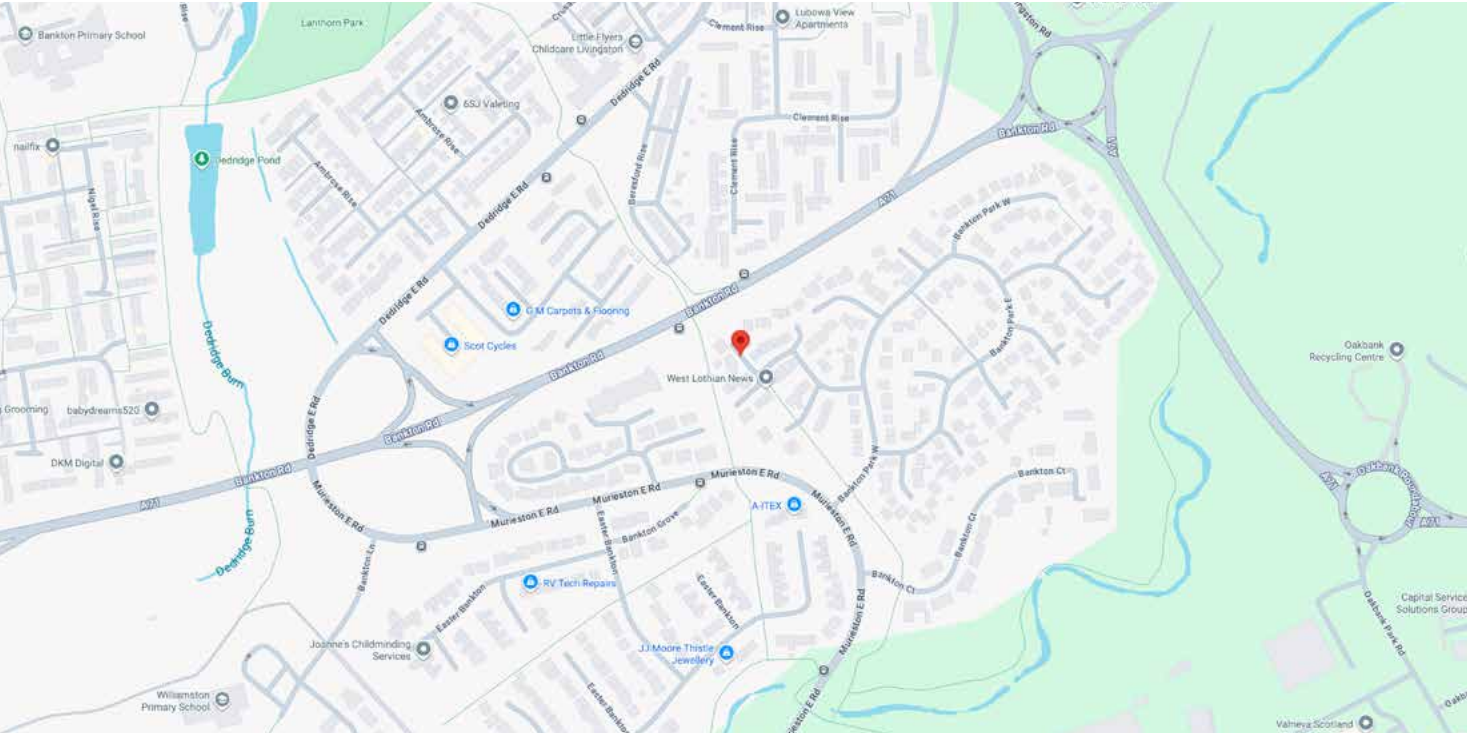
Externally the garden to the front is main monobloc and gravel with established planting/shrubs with a driveway to the side. To the rear the full enclosed garden is monobloc with established planting/shrubs with the gardens shed to remain.

Viewing of this lovely family home is essential to fully appreciate the true extent of the accommodation offered in this excellent location.





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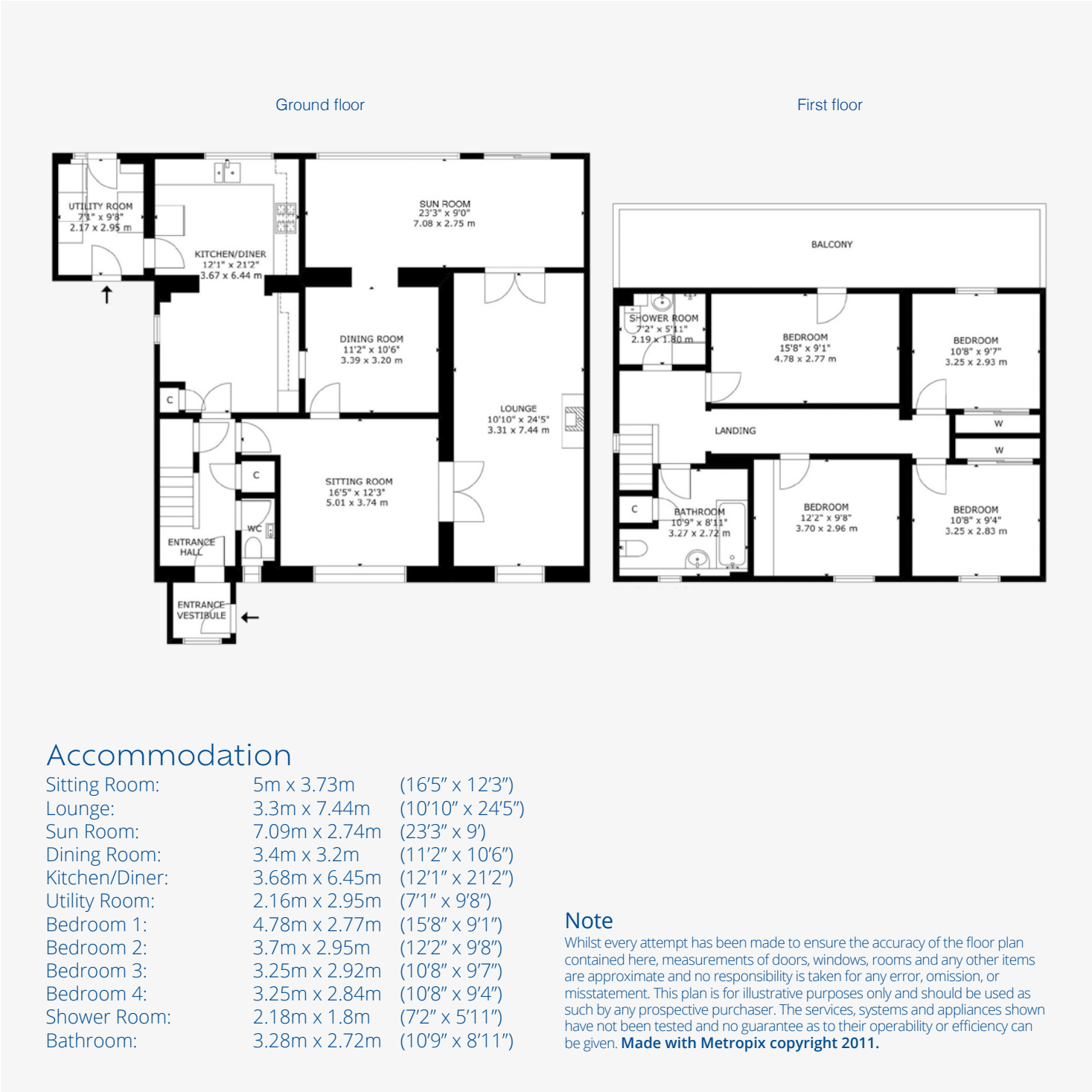


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Area Description

Livingston is the largest of West Lothian’s towns and lies within easy commuting distance of Edinburgh and Glasgow. The town of Livingston offers a selection of amenities to include: nursery, primary and secondary schooling, supermarkets - including ASDA Wall Mart, cinemas, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town offers a wealth of shops and specialist stores

housed in the main Almondvale Centre and MacArthur Glen Outlet Centre. Livingston is also well placed for the commuter with road links via the M8 motorway network to Glasgow and Edinburgh - both of which offer International Airports. The town is also served by a mainline railway station and bus station giving access to surrounding areas and beyond. There are also a number of country parks, country walks and for the golfing enthusiast, Deer Park Country Golf Club.



For more information or to register
your interest, please contact:

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Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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