



46a Easter Bankton, Livingston

Offers Over £220,000



## 46a Easter Bankton

Livingston

Welcome to Easter Bankton, a spacious three bedroom semi detached home set within the highly desirable and family friendly Murieston area of Livingston. Chain-free and offering a conservatory, south facing garden, garage and driveway, this is an exceptional opportunity to secure a home in one of Livingston's most sought after neighbourhoods.

As you enter, you are welcomed into a bright hallway with useful storage beneath the stairs perfect for jackets, shoes and everyday essentials. To the left is the generous lounge, which spans the full length of the property and provides a fantastic relaxation and hosting space. Here, you can comfortably accommodate two large sofas, a media wall, and additional seating if required. A large front facing window floods the room with natural light, creating a bright and inviting atmosphere. To the rear of the lounge, the conservatory extends the living space beautifully, offering full height windows all around and uninterrupted views of the garden, an ideal retreat for reading, dining or enjoying the sun throughout the day.



The kitchen sits just off the lounge and is finished in a modern, sleek style with dark grey gloss cabinetry and wooden style worktops. A four point gas cooker with an integrated oven, space for a dishwasher and generous worktop and storage space make this a highly functional kitchen for everyday living. From here, you have internal access to the garage, which also serves as a useful utility area, perfect for housing additional white goods or providing extra storage.

Upstairs, the bright landing introduces the three bedrooms. The principal bedroom, positioned at the front of the home, can comfortably accommodate a king or super king size bed with bedside cabinets and has excellent space for a fitted wardrobe. Bedroom two is also a generous double, easily fitting a king size bed, bedside cabinets, and wardrobes ideal as a guest room or children's room. Bedroom three is located to the front of the property and includes an internal storage cupboard, making it perfect as a single bedroom, nursery or dedicated home office. The main bathroom is positioned at the rear of the upper landing and is fully tiled, featuring chrome accents, a chrome heated towel rail, a bathtub with an overhead electric shower, a glass shower screen, clean, modern and move in ready.



Externally, the home continues to impress with its private south facing garden. With no homes built behind, the garden enjoys excellent privacy and sunlight throughout the day. Patio doors from the conservatory lead onto a decked area, creating a seamless indoor/outdoor flow and making this the perfect setting for summer barbecues, family gatherings or simply unwinding outdoors. Beyond the decking, the garden is laid to lawn and easy to maintain. The property also benefits from a single car garage, a one car driveway and ample visitor parking at the front.

Location wise, Easter Bankton sits in one of Livingston's most desirable pockets. You are within walking distance of Livingston South Train Station, offering excellent travel links to Edinburgh and Glasgow. Nearby Trail Bean Coffee is a fantastic local spot for food and coffee, while the scenic Murieston Trail provides beautiful routes for walking, dog walking and enjoying nature. Families benefit from being within the catchment area for Williamson Primary School and The James Young High School, both highly regarded. Everyday conveniences are close at hand, including Murieston Medical Practice, Murieston Pharmacy and local dental services.

Easter Bankton is a rare opportunity to secure a move in ready home in one of Livingston's most sought after neighbourhoods, a perfect blend of comfort, convenience and modern living.

Council Tax band: D

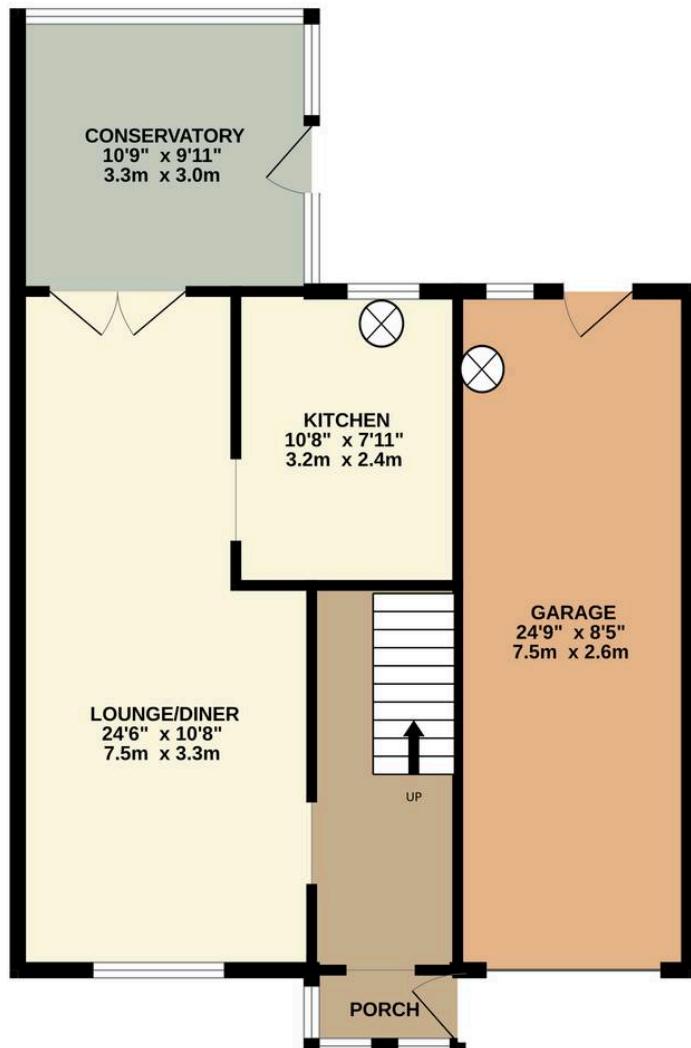
Tenure: Freehold

EPC Energy Efficiency Rating: D

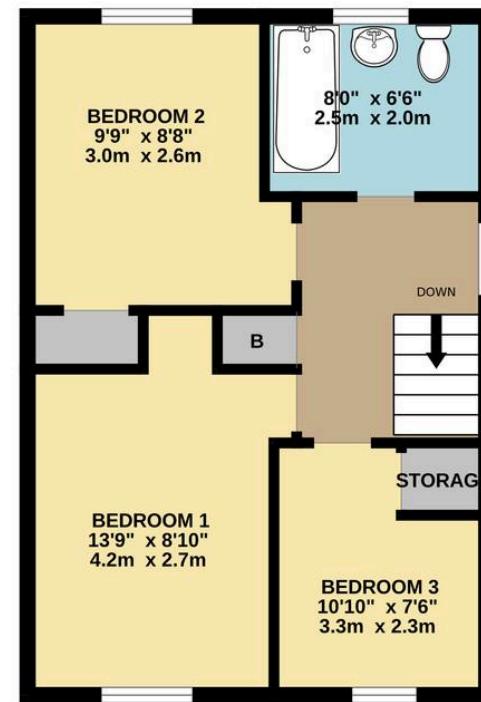
EPC Environmental Impact Rating: D



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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