



49 Bankton Avenue, Murieston

Offers Over £290,000



49 Bankton Avenue

Murieston, Livingston

Positioned within the highly sought after Bankton Avenue in Livingston, this impressive detached three bedroom home with garage presents an exceptional opportunity for buyers seeking a spacious property bursting with immense potential. Occupying a substantial private plot, homes of this calibre and location rarely come to market.

From the moment you step inside, you are welcomed by a bright and inviting hallway finished in neutral tones, immediately setting the tone for the fantastic blank canvas on offer throughout. Every room provides the perfect foundation for a new owner to modernise, personalise and truly make their own.

The main lounge is a phenomenal size and undoubtedly one of the standout features of the home. Flooded with natural light from the large front facing window, the space feels incredibly bright, airy and expansive. There is more than enough room to accommodate a variety of furniture layouts, from large corner sofas to additional freestanding furnishings, creating a superb family living environment with endless possibilities.

Flowing effortlessly from the lounge is the generous open plan dining area, comfortably suited to a large family dining table and ideal for entertaining guests or everyday family living. The space continues into the fantastic conservatory to the rear, adding yet another versatile reception area overlooking the private garden. Whether utilised as a relaxing sitting room, home office, children's playroom or additional family space, this area further enhances the already impressive footprint of the property.



The kitchen offers an abundance of potential, boasting extensive worktop space, plentiful storage and room for a range of freestanding appliances. With pleasant rear garden views and direct garden access, it is perfectly functional whilst also offering exciting scope for future modernisation and redesign. Additional storage located just off the kitchen provides excellent practicality for busy family life. Upstairs, the property continues to impress with three exceptionally well proportioned bedrooms, all capable of comfortably accommodating double beds whilst benefiting from integrated wardrobes to maximise floor space. Each room once again presents a superb blank canvas for buyers to tailor entirely to their own taste and lifestyle requirements.

The principal bedroom is particularly impressive in size and further benefits from a private ensuite complete with a recently upgraded electric shower a fantastic additional luxury within the home.

The family bathroom is generously sized and neutrally finished, currently comprising a bath suite and offering excellent potential for upgrading into a contemporary modern space.

Externally, the home enjoys a private driveway, garage and substantial private plot, all within one of Livingston's most desirable residential locations. Combining incredible space, outstanding versatility and immense potential throughout, this is a rare opportunity to acquire a forever home ready for its next owners to truly put their own stamp on it.

Home Report Value- £300,000

EPC - C

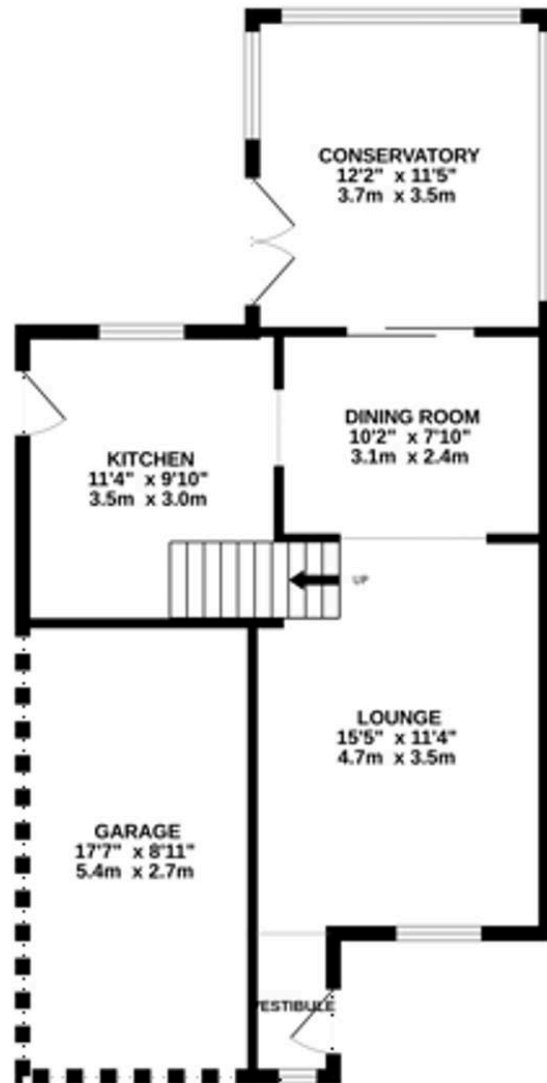
Council Tax Band - E

Square Ft- 1001/ 93m2

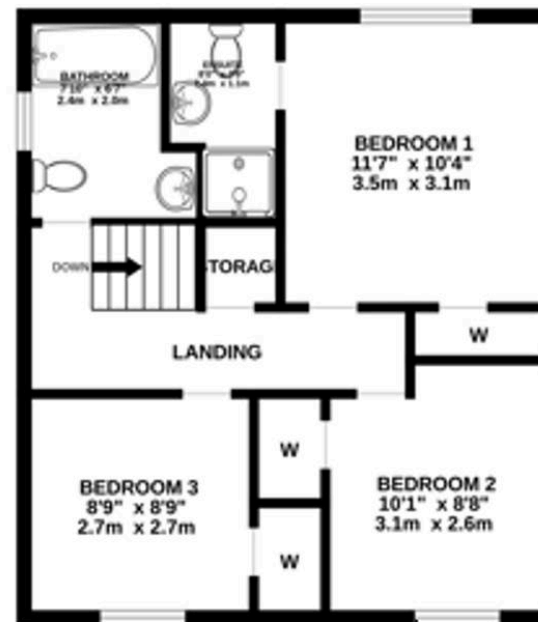




GROUND FLOOR



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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