

59 East Bankton Place, Livingston

Offers Over £350,000



59 East Bankton Place

Livingston

Set within a quiet and desirable residential area of Livingston, this impressive four bedroom converted bungalow offers a superb combination of generous proportions, flexible living space and practical family living. Deceptively spacious throughout, the property has been thoughtfully adapted to maximise the available space while retaining the convenience and appeal of bungalow living.

At the heart of the home is the bright and generously proportioned lounge, providing an inviting setting for both everyday relaxation and entertaining. There is ample room for substantial furnishings, while attractive flooring, neutral décor and excellent natural light create a warm and comfortable atmosphere. A distinctive spiral staircase leads to the converted upper level and adds an interesting architectural feature to the room.

The well appointed kitchen/diner provides an excellent hub for everyday family life, fitted with a good range of wall and base units complemented by generous worktop space. There is plenty of room for a dining table and chairs, making this a practical and sociable setting for family meals and entertaining. A large window brings in plenty of natural light and offers a pleasant outlook over the garden, while direct access outside further enhances the practicality of the space.

The property provides four versatile bedrooms, making it particularly well suited to growing families, visiting guests or those requiring dedicated space to work from home. The ground floor bedrooms are well proportioned and adaptable, with one currently utilised as a home office, demonstrating the flexibility the property provides. A well presented family bathroom, finished with contemporary tiling and incorporating a bath with overhead shower and fitted vanity storage, completes the ground floor.



A particular highlight is the impressive principal bedroom suite, privately positioned within the converted upper level. Generously proportioned and beautifully presented, the room comfortably accommodates substantial bedroom furniture while retaining an excellent sense of space. A large roof window floods the room with natural light, while fitted mirrored wardrobes provide useful storage. The principal bedroom is further complemented by a spacious en suite shower room, creating an excellent private retreat. Finished in a contemporary style with contrasting tiling, the en suite features a generous walk in shower enclosure, fitted vanity storage and a roof window providing both natural light and ventilation.

Externally, the property continues to impress with its expansive and private rear garden. Offering a wonderful extension of the home's living space, the garden enjoys a particularly secluded setting and is not directly overlooked to the rear, creating an ideal environment for relaxing, entertaining and family life.

Designed with ease of maintenance in mind while still providing plenty of usable outdoor space, the garden combines a generous lawn with gravelled areas and a large decked seating and entertaining area. There is ample room for outdoor furniture, barbecues and summer gatherings, while the detached outbuilding provides valuable additional storage.

Combining four bedrooms, generous living spaces, a superb principal suite with en suite, flexible home working options and an expansive private rear garden, this deceptively spacious converted bungalow presents an excellent opportunity for families seeking a comfortable, versatile and practical home within a peaceful and desirable Livingston setting.

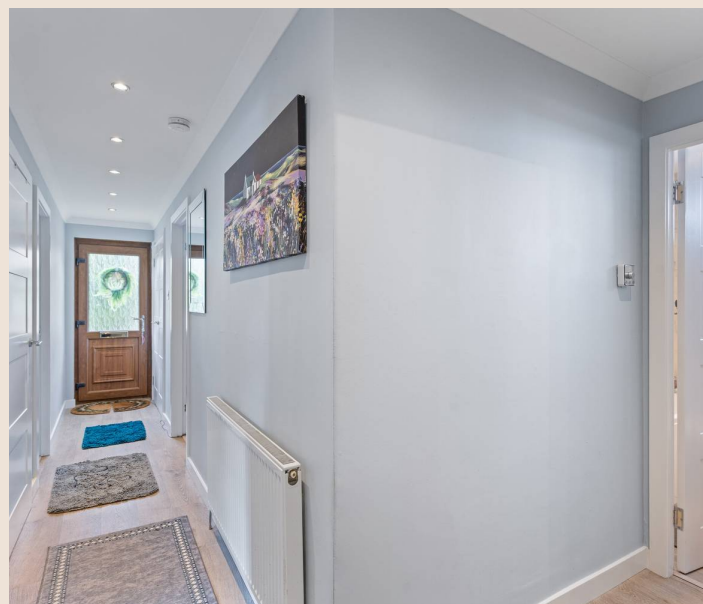
Home Report Value- £360,000

EPC - D

Council Tax Band - E

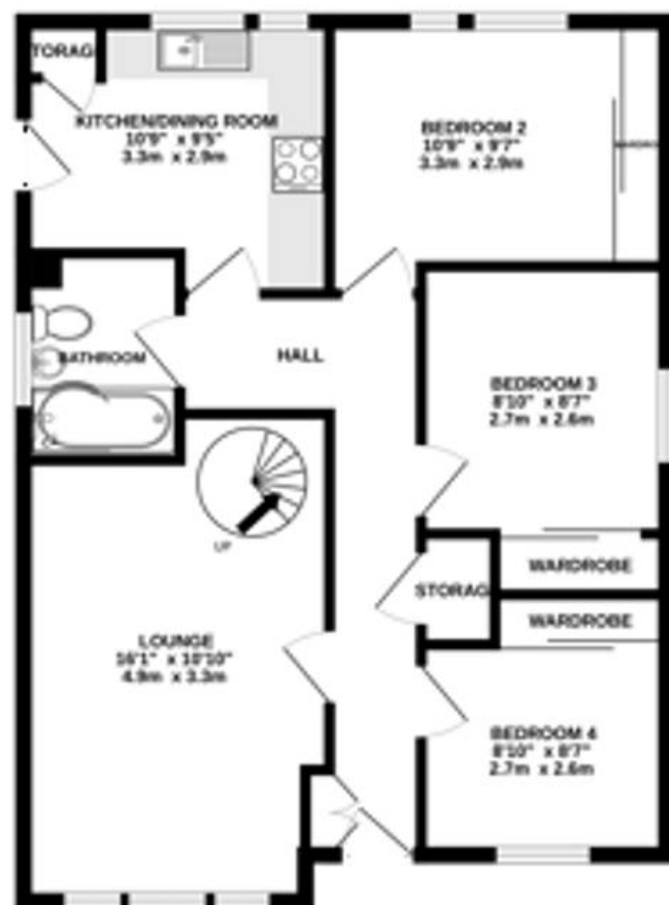
Square Ft- 1033/ 96m²

Some images within this listing have been digitally enhanced or created using AI for illustrative purposes. Prospective buyers are advised to arrange a viewing to confirm the property's actual appearance, condition and features.





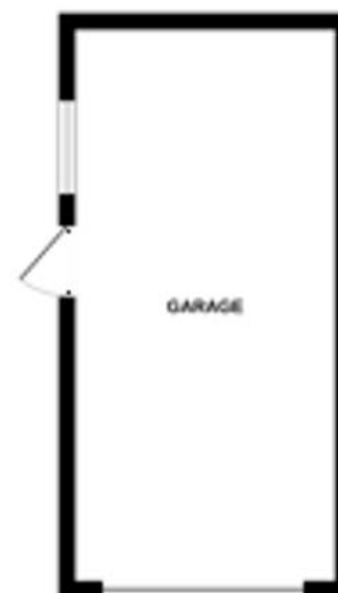
GROUND FLOOR



1ST FLOOR



GARAGE



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.
Made with Metropix ©2025





Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

