



**45 Bankton Drive, Bankton, Livingston,  
West Lothian, EH54 9EH**



**RE/MAX<sup>®</sup> PROPERTY**



**\*\*Beautiful Detached Villa\*\***  
**\*\*Move In Family Home\*\***

Carol Lawton and RE/MAX Property are delighted to offer for sale this well presented 3 bed detached villa in the highly sought after locale of Bankton, Livingston. This lovely property is a true credit to the current owners. Comprising; entrance hall, lounge with open plan dining room, kitchen, downstairs WC, 3 bedrooms and a bathroom. Further benefits include a driveway, fantastic gardens to the front and rear including an amazing summer house, garage, GCH & DG. Early viewing is highly recommended to truly appreciate the quality of this immaculate property.



Bankton and Murieston have fast become one of the most sought after residential districts of Livingston. Offering a pleasant environment in which to live while remaining within easy reach of excellent amenities and commuter links. Bankton and Murieston offer plenty of open spaces including the picturesque walks and cycle tracks along the Murieston trail. Throughout Livingston there are a range of leisure facilities including a multi-screen cinema, ten-pin bowling, golf courses and sports centres. Extensive shopping facilities can be found within the Centre and outlying retail parks, which provide high street and designer stores along with restaurants, bars, banking facilities and a choice of supermarket shopping. Local bus services operate throughout Livingston, while the nearby Livingston South rail station offers services to Edinburgh and Glasgow. There is easy access onto major routes including the A71 and M8 motorway. With schooling from nursery to college throughout Livingston, it is an ideal family location.

The home report can be downloaded from our website.

Freehold  
Council tax band E  
No factor







**Front -**

The front garden has a good sized paved drive for off street parking. There is, stone chips, lawn area, bedding plants, an outside light and access to the side which leads to the rear garden.

**Entrance Hall - 4' 9" x 4' 6" (1.457m x 1.375m)**

Enter via a partially glazed UPVC door into the welcoming, freshly decorated hall that then provides access to the lounge and stairs leading to the upper level. Central light fitting, laminate flooring and a radiator.

**Lounge - 13' 1" x 10' 3" (3.993m x 3.112m)**

Generous and bright room with windows to the front of the property. Central light fitting, wall lights, fireplace surround and hearth, laminate flooring and a radiator. Archway leading to the dining room.

**Dining Room - 10' 9" x 7' 10" (3.266m x 2.383m)**

Lovely room with patio doors leading into the rear garden. Central light fitting, wall lights, laminate flooring and a radiator. There is ample room for a table and chairs. Access to the kitchen.

**Kitchen - 14' 4" x 4' 3" (4.368m x 1.288m)**

Modern, newly painted room with a window and a partially glazed UPVC door to the rear of the property. Comprising of base and wall mounted units with complimentary work tops, splash back tiling and a stainless steel sink with a chrome mixer tap. Integrated induction hob, electric oven, extractor fan and fridge/freezer. Space for freestanding appliances. Downlighters, central light fitting, laminate flooring and a radiator. Access to the downstairs rear hall.

**Rear Hall -**

This is an ideal place for the storage of coats and boots, access to the downstairs WC.

**Downstairs WC - 5' 6" x 2' 11" (1.684m x 0.895m)**

Handy room comprising of a white WC and sink with a chrome mixer tap. Central light fitting, splash back tiled walls, tiled flooring, wall mirror, extractor fan and a heated towel radiator.

**Upper Landing -**

Rise the carpeted stairs to the upper level where access can be gained to the bedrooms, bathroom and the loft space. There is a window to the side of the property allowing plenty of natural light in. Central light fitting and carpet flooring.

**Bedroom 1 - 12' 7" x 8' 6" (3.828m x 2.593m)**

Fabulous, recently decorated room with a window to the front of the property. Central light fitting, built-in storage cupboard, offering an abundance of storage and hanging space, carpet flooring and a radiator.

**Bedroom 2 - 9' 11" x 8' 10" (3.016m x 2.698m)**

Light, newly decorated room with a window to the rear of the property. Central light fitting, built-in storage cupboard, carpet flooring and a radiator.

**Bedroom 3 - 9' 4" x 6' 7" (2.849m x 2.014m)**

Another attractive, recently decorated room with a window to the front of the property. Central light fitting, built-in storage cupboard, carpet flooring and a radiator.

**Family Bathroom - 6' 8" x 6' 2" (2.037m x 1.872m)**

Newly fitted, high spec room with an opaque window to the rear of the property. Comprising of a white WC, sink with a chrome mixer tap and vanity unit below and a bath with a chrome mixer tap and an overhead mains operated shower with a glass screen. Downlighters, wet walls, click seal flooring, decorative wall mirror with Bluetooth, feature shelf, extractor fan and a chrome heated towel radiator.

**Rear Garden -**

Fabulous rear garden that is fully enclosed and has a generous patio area, large lawn area, bordering plants and shrubs, a superb summer house with power that will be left as a gift, an outside light and tap. A wonderful garden to enjoy.

**Garage -**

With an up and over door and another door leading into the rear garden, power and light. Excellent storage if required.





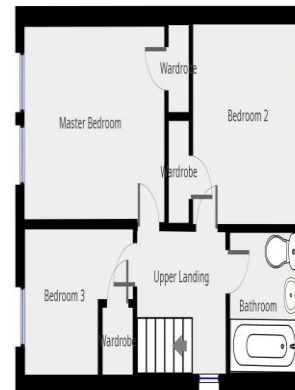




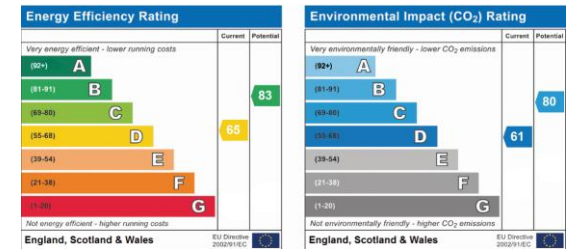
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