



- End Terraced
- Lounge/Dinning
- Conservatory
- Three Bedrooms
- Well Presented
- Enclosed Gardens

Alba Property View ...

End terraced family home. Spacious living space. Well presented.

**28 Easter Bankton, Livingston,
West Lothian, EH54 9BD**

Offers Over £190,000



Alba Property are please to offer to the open market this spacious end terraced family home situated in the popular Murieston area or Livingston. The property is well presented and comprises: Lounge/Dinning Room, Kitchen, Conservatory, Three Bedrooms and Family Bathroom. Externally the property benefits from enclosed gardens and a single garage with driveway. Early viewing recommended to avoid disappointment.

Accommodation

Entrance Hall

The entrance hall is open to the lounge. Laminate flooring. Down light. Built in storage cupboard. Door leading into garage.

Lounge/Diner 20' 3" x 14' 7" (6.17m x 4.44m at widest)

The spacious bright lounge/diner has a window to the front of the property and sliding patio doors leading to the conservatory. Laminate flooring. Two ceiling lights. Radiator. Coving. Open to the entrance hall.

Conservatory 12' 10" x 9' 10" (3.91m x 2.99m)

Spacious conservatory with sliding door to rear garden. Windows all around. Laminate flooring,

Kitchen 10' 1" x 9' 0" (3.07m x 2.74m)

The kitchen is fitted with a selection of wall and base units with contrasting work surface over. Inset sink with drainer. Built under oven with 4 ring gas hob and cooker hood over. Partial tiling to the walls. Down lights. Tiled flooring. Door and window to the rear garden.

Upper Landing

The upper landing gives access to the three bedrooms and family bathroom. Carpet. Down lights. There are two built in cupboards providing storage space. Hatch giving access to the loft space.





Bedroom 1 12' 0" x 8' 10" (3.65m x 2.69m)

This spacious bright double bedroom has a window to the front of the property. Carpet. Ceiling light. Radiator.

Bedroom 2 12' 0" x 10' 9" (3.65m x 3.27m into wardrobe)

This spacious double bedroom has a window to the rear of the property. This bedroom benefits from built in mirrored wardrobes providing hanging and storage space. Down lights. Radiator.

Bedroom 3 11' 5" x 8' 0" (3.48m at widest x 2.44m)

The third bedroom has a window to the front of the property. Carpet. Ceiling light. Comb ceiling.

Family Bathroom 6' 8" x 4' 9" (2.03m x 1.45m)

The family bathroom comprises: push button WC, pedestal wash hand basin and bath with electric shower over. Tiling to the walls and floor. White ladder style radiator. Down lights. Window to the rear of the property.



Garage

There is a single garage with up and over door as well as a door giving access into the house. Power and light.

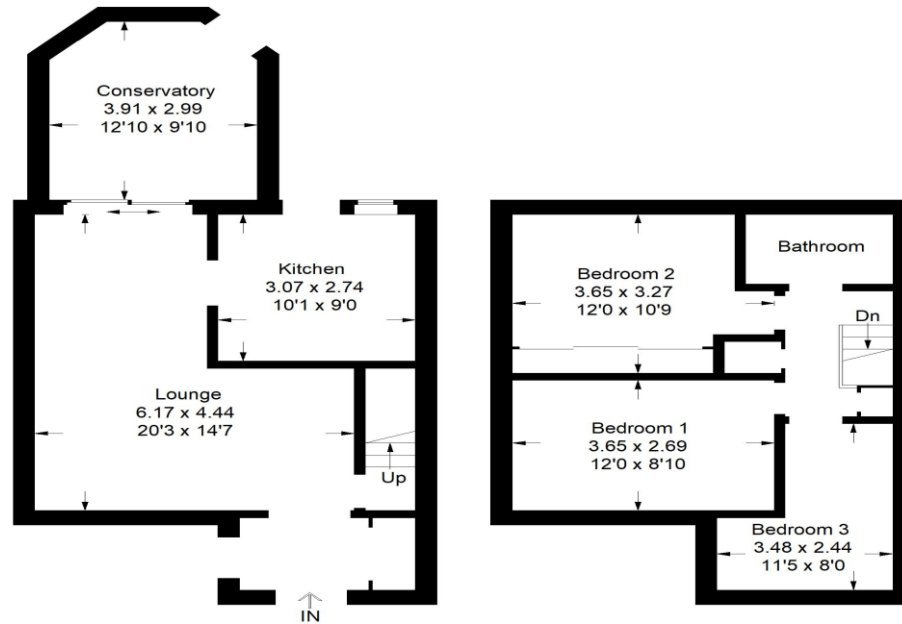
Externally

The front of the property has a driveway leading to the garage and providing off road parking. The front garden is enclosed by a 6ft fence, decorative chipped area and pathway leading to the front door and around the side giving access to the rear enclosed garden. The rear garden has a paved patio area and raised garden laid to lawn.



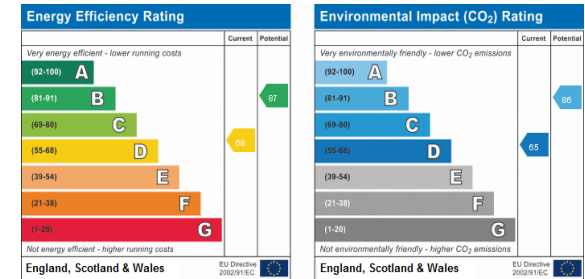
28 Easter Bankton

Approximate Gross Internal Area
70.9 sq m / 763 sq ft



Ground Floor

First Floor



Extras (Included in Sale)

Area

Easter Bankton is situated on the south eastern edge of Livingston affording good access to the town centre, Livingston South rail links, A71 and M8 routes to central Scotland. It's proximity to Williamston Primary makes this a highly desirable choice for the young family. The nearby James Young High similarly continues the high education standards of the area.

Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email Sales@AlbaProperty.co.uk

Notes :Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date . The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest ,or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing.We have not tested the electricity , gas or water services , Heating systems or any appliances . No Warranty is implied or given.



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