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Bankton Green, Livingston, EH54 9EB

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Bankton Green, Livingston



Beautifully extended and extensively improved, this impressive home offers generous and versatile accommodation within the highly sought-after Murieston area of Livingston. Having been thoughtfully redesigned by the current owners, the property combines modern family living with exceptional flexibility, making it ideal for growing families or those seeking multi-generational accommodation.

The ground floor features a welcoming entrance hallway, bright living room and spacious dining kitchen with central island, flowing through to a conservatory overlooking the rear garden. The substantial two-storey extension provides an additional reception room or bedroom, offering flexibility for a variety of uses, while a separate utility room and downstairs WC add everyday convenience.

Upstairs, there are four bedrooms, including an impressive principal bedroom with a dedicated dressing area and potential to create an en-suite. A family bathroom completes this floor.

Outside, the enclosed south-facing rear garden has been thoughtfully landscaped with low-maintenance artificial lawn and decking, creating a wonderful space for relaxing and entertaining.

What's special about this house

• Impressive two-storey extension providing exceptionally flexible family accommodation.
• Additional reception room or ground-floor bedroom, ideal for multi-generational living, a home office or second lounge.
• Spacious dining kitchen with central island, flowing through to the conservatory.
• Separate utility room and convenient downstairs WC.
• Four bedrooms upstairs, including a spacious principal bedroom with dressing area and future en-suite potential.
• Enclosed south-facing rear garden with artificial lawn and decking ideal for entertaining.
• Beautifully presented throughout, with extensive improvements completed to a high standard.




LET'S
STAY
HOME




RESERVED
GIVE IT
A REST







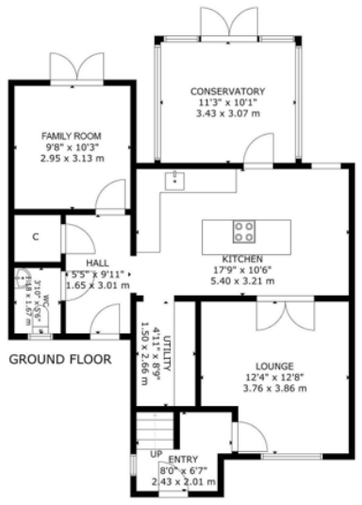

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Location and Amenities

• Catchment for Williamston Primary School, and James Young High School. A short drive from West Lothian College and St John's Hospital.
• The Centre Livingston and Livingston Designer Outlet are less than a 10-minute drive.
• Ideal commuter location close to the M8 with easy access to Edinburgh (16 miles) and Glasgow (35 miles); the M9 is a short drive.
• Livingston South Railway Station with regular and swift links to Edinburgh and Glasgow is less than a 15-minute walk.
• Edinburgh International Airport is just 12 miles away.
• Green spaces within easy reach include Bankton Mains Park, Bellsquarry Wood, and Almond Valley Heritage Park.

Extras: All floor coverings, light fittings, blinds, curtains, oven/hob, integrated dishwasher, integrated fridge/freezer, fridge, freezer, kitchen bar stools, living room tv unit, and bedside tables in main bedroom are included

Home Report valuation	£380,000
Internal floor area	126m2
School catchment	Williamston Primary School The James Young High School
Council tax band	Band D
EPC rating	Band C
Train station	Livingston South Railway Station





Dimensions

Ground Floor

Lounge	3.76 x 3.86m
Kitchen	5.40 x 3.21m
Utility	1.50 x 2.66m
Conservatory	3.43 x 3.07m
Family Room	2.95 x 3.13m
WC	1.18 x 1.67m

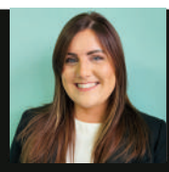
First Floor

Bedroom	2.88 x 6.24m
Bedroom	3.02 x 3.29m
Bedroom	2.59 x 3.78m
Bedroom	2.24 x 3.34m
Bathroom	1.68 x 2.77m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Lucy Forbes
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.