



30 Bankton Drive, Livingston

Offers Over £265,000



30 Bankton Drive

Livingston

Stylish 3 bed Murieston home with boutique hotel feel, striking décor, spacious rooms, modern kitchen, wet room, generous garden, garage and private parking. Lovely family home in a great location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance

10' 10" x 3' 4" (3.29m x 1.02m)

Enter this fantastic property through a double glazed composite door into a stylish and modern entrance hallway. Hardwood flooring flows throughout the ground floor, complemented by striking black skirtings and door facings, creating a smart and contemporary finish. The excellent décor continues throughout, giving the property a warm and welcoming feel from the moment you step inside. The hallway provides access to the lounge, with a convenient ground floor WC positioned to the left. There are useful coat hooks, a small radiator, and the staircase leads directly ahead to the upper floor. The stairs are finished with grey carpeting, contrasting beautifully with the striking black skirtings and facings, adding to the modern and sophisticated feel of the home.

W/C

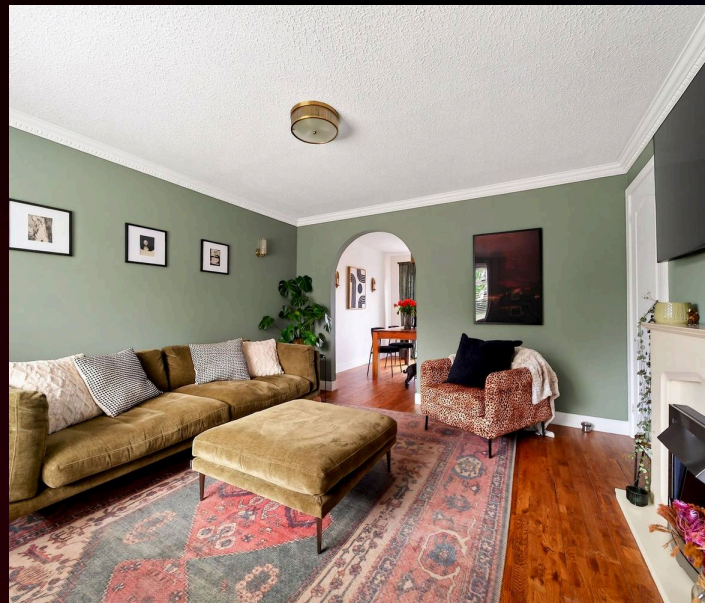
4' 7" x 3' 3" (1.40m x 1.00m)

The useful ground floor WC is compact but perfectly adequate, featuring stylish green and white tiling to both the floor and walls. The room is fitted with a white WC and wash hand basin with mixer tap, along with a frosted window providing natural light and privacy. A radiator completes the space.

Lounge

13' 1" x 12' 2" (4.00m x 3.70m)

The lounge is a comfortable and inviting space, finished in a modern green décor with attractive hardwood flooring. A feature fireplace with an electric fire creates a lovely focal point, while the cornicing adds an elegant touch to the room. The lounge benefits from a useful storage cupboard, a south-facing window overlooking the front of the property, and a ceiling light complemented by two wall uplighters. An archway provides a natural connection through to the dining room, where double doors lead directly out to the garden, creating a great sense of flow between the living and outdoor spaces. Overall, this is a lovely room with a warm and welcoming feel.





Dining room

10' 10" x 7' 8" (3.30m x 2.33m)

The dining room is a bright and versatile space, finished in natural tones with attractive oak flooring. It provides direct access to the kitchen, while double doors open straight onto the garden, creating an excellent connection between the indoor and outdoor spaces. With plenty of room for a dining table, this is an ideal space for family meals and entertaining. The open flow between the lounge, dining room, kitchen and garden makes this home particularly well suited to modern family living.

Kitchen

10' 8" x 7' 7" (3.26m x 2.30m)

The kitchen is a bright and practical space, with a window overlooking the rear garden. There is a good range of white fitted units, complemented by dark wood effect worktops providing plenty of useful preparation space. The kitchen is finished with mushroom toned walls and a brown tiled splashback, along with a modern black sink and mixer tap. Integrated cooking facilities include a four burner gas hob, electric oven and cooker hood extractor. Laminate flooring and four spotlights complete the room. A door leads through to the utility room and provides access to the rear garden via the back door, adding to the excellent flow and practicality of the home.

Utility

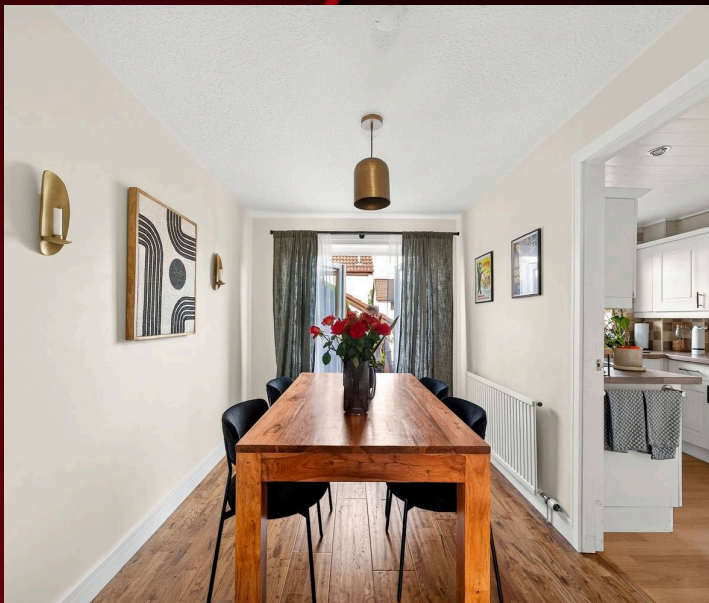
10' 4" x 4' 5" (3.15m x 1.35m)

A handy utility room is conveniently positioned at the rear of the property, next to the back door. The room offers additional fitted units and useful worktop space, providing plenty of practical storage and workspace. A radiator and carpeted flooring complete the room, making this a useful addition to the home.

Rear Porch

6' 7" x 4' 5" (2.00m x 1.35m)

A practical rear porch provides the perfect space for removing wet boots and storing jackets before entering the main house. Finished with attractive black and white floor tiles and terracotta toned walls, the porch also provides direct access to the rear garden and garage. A composite rear door adds to the practicality and security of this useful entrance space.





Bedroom One

9' 10" x 8' 10" (3.00m x 2.70m)

Bedroom One is a generous and versatile room, currently being used as a dressing room. The space features attractive hardwood flooring, mirrored wardrobes providing excellent storage, and a window overlooking the rear garden. Five recessed spotlights provide good lighting, while the generous proportions make this a fantastic bedroom or dressing room depending on the needs of the new owner.

Bedroom Two

12' 3" x 8' 6" (3.74m x 2.60m)

Bedroom Two is the principal bedroom and is a fantastic space to relax and unwind. The room features grey carpeting, mirrored wardrobes providing excellent storage, and an attractive ceiling light. A front facing window allows natural light into the room, while the striking midnight blue décor gives the space a luxurious boutique hotel feel. A really impressive and relaxing principal bedroom.

Bedroom Three

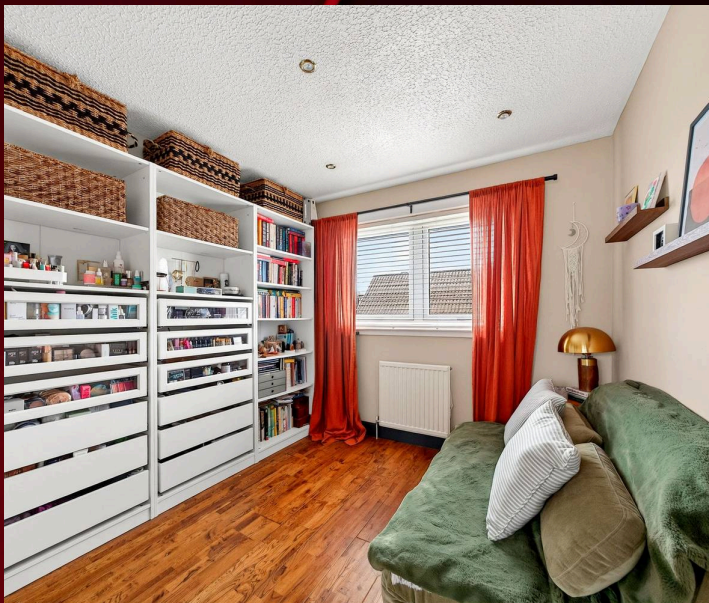
11' 2" x 6' 7" (3.40m x 2.00m)

Bedroom Three is currently being used as a music room and snug, making it a fantastic hideaway for relaxing and unwinding. This is a good sized room with black carpeting and matching dark walls, creating a modern and cosy feel. A front facing window provides natural light, while a radiator and pendant light complete the room. Equally suited to use as a bedroom, home office, music room or snug, this is a wonderfully versatile space.

Bathroom

6' 0" x 6' 0" (1.84m x 1.84m)

The family bathroom is a modern and practical walk in wet room, finished with contemporary grey wall tiles and grey vinyl flooring. It features a modern white WC and wash hand basin, with the basin mounted on a modern vanity unit and complemented by a stylish waterfall mixer tap. There is an electric shower, while four recessed spotlights provide excellent lighting. A heated towel rail, extractor fan and window add further practicality and ventilation, making this a well appointed family bathroom.





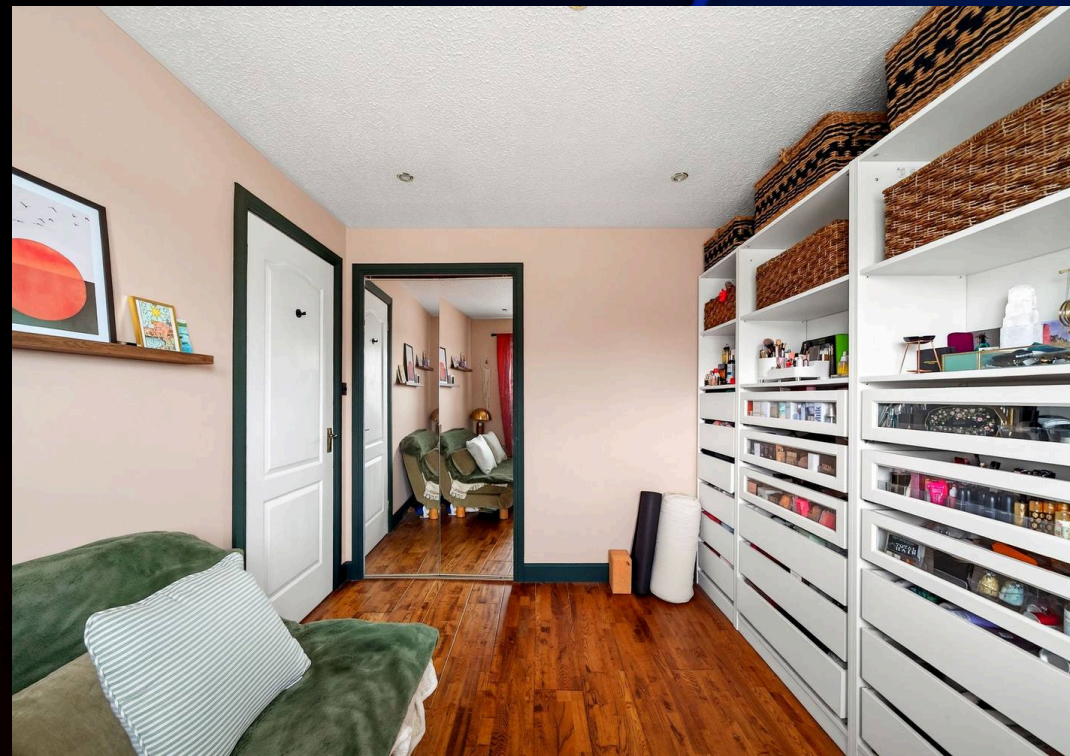
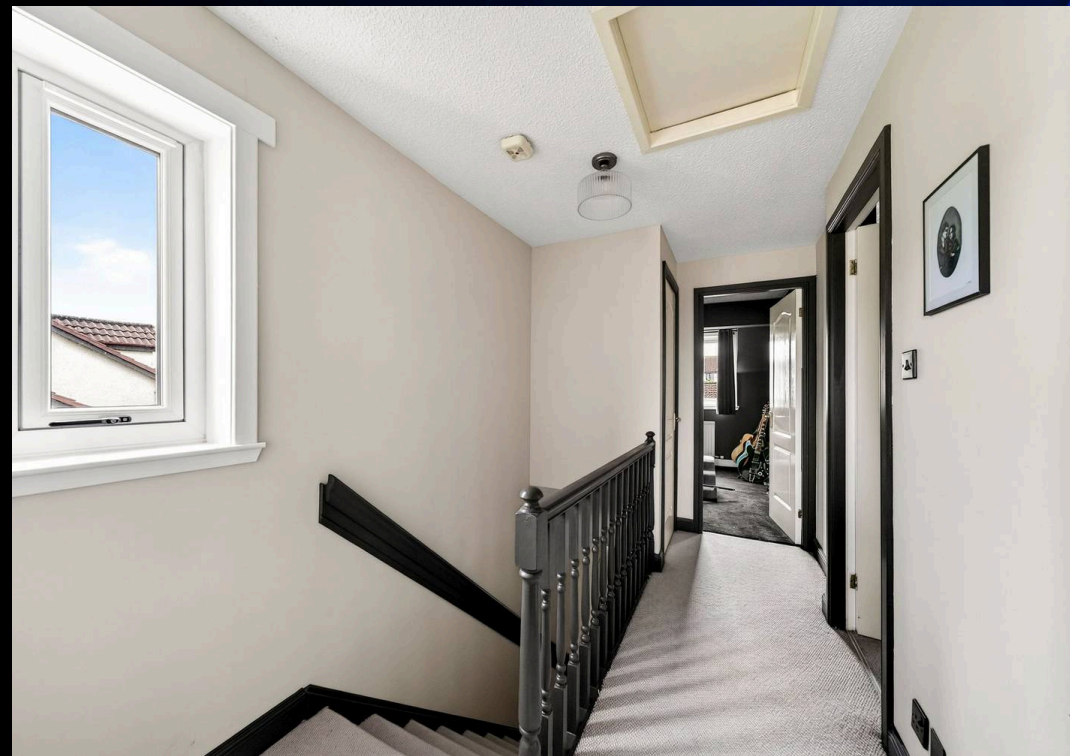
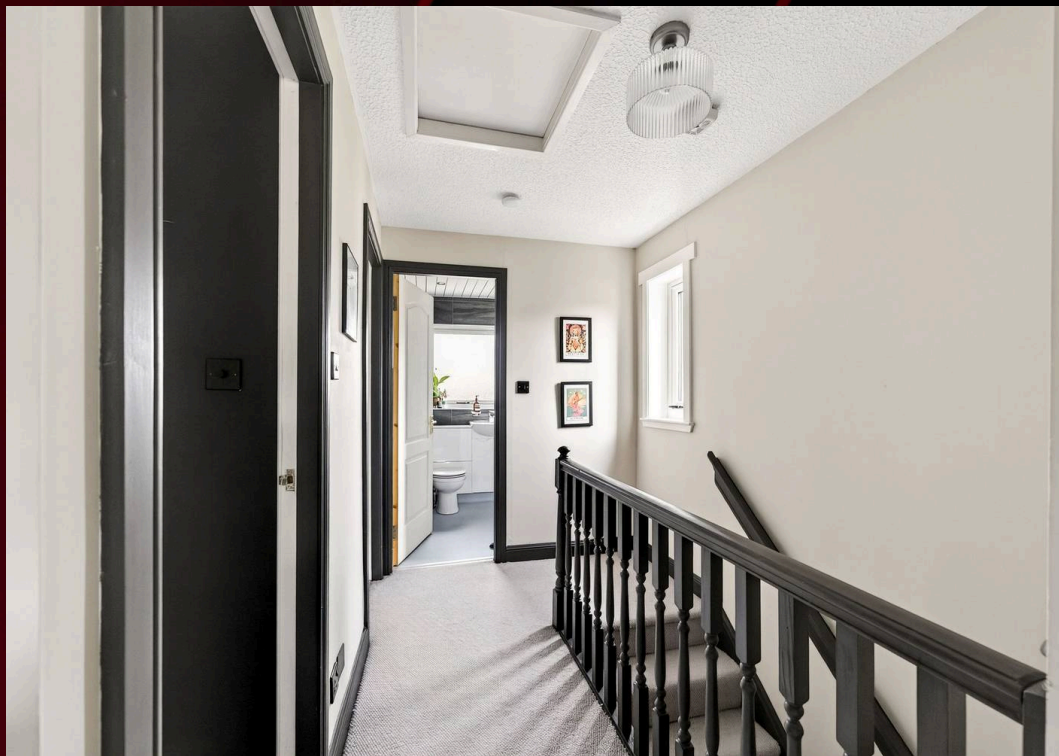
REAR GARDEN

The rear garden is designed for easy maintenance, with a combination of stone and paved areas providing plenty of space for outdoor seating and entertaining. A particularly useful wooden summer house with power offers a fantastic additional space, perfect as a home office, hobby room or the ultimate man cave/pad. The garden also benefits from an outside tap and rotary clothes dryer, while established shrubs create a good degree of privacy, making this a lovely outdoor space to relax and enjoy.

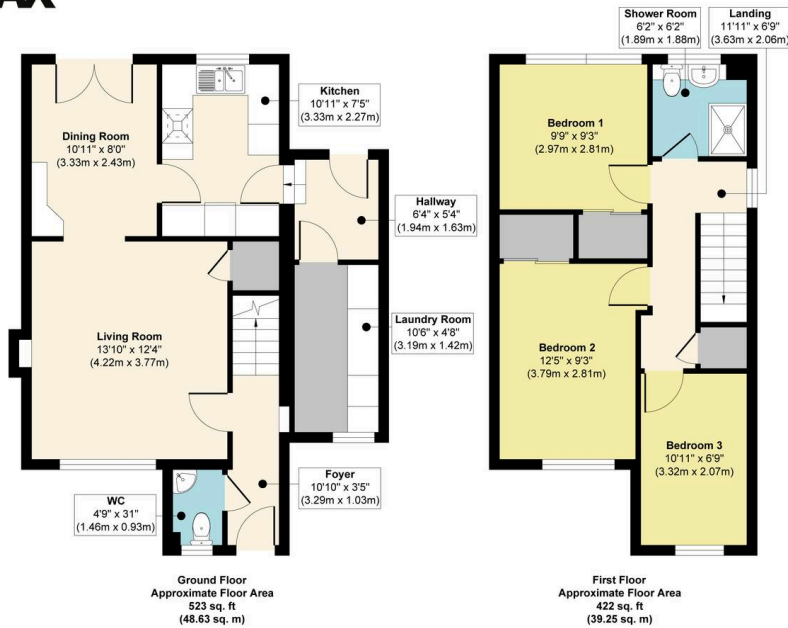
GARAGE

Single Garage

The property benefits from a private two car driveway, finished in monoblock, providing excellent off street parking. There is also a good sized garage with an up and over door, offering useful additional storage or parking space.



30 Bankton Drive, Livingston, EH54 9EH



Approx. Gross Internal Floor Area 945 sq. ft / 87.88 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	70	74

England, Scotland & Wales



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