
47 Bankton Park East, EH54 9BW
Livingston -
HOMETOWN
ESTATE AGENTS













Set within a lovely residential street in the highly sought-after Murieston area of Livingston, this beautifully presented two-bedroom semi-detached home has an immediate sense of style and warmth. With fresh, modern interiors, an impressive kitchen/diner, two generous double bedrooms and a wonderfully sunny rear garden, there's plenty to fall in love with. A private driveway with electric vehicle charging point adds to the appeal, making this a home that combines good looks with everyday practicality.

A neatly maintained front garden, laid to lawn, creates an attractive first impression, while the driveway provides convenient off-street parking. Step through the front door into the entrance vestibule, where a further door opens into the welcoming lounge. Beautifully decorated with fresh white walls, a striking navy blue feature wall and attractive laminate flooring, this is a lovely space to relax and unwind. A staircase rises to the upper landing, while a door leads through to the kitchen/diner.

And what a lovely space this is! Crisp white high-gloss wall and base units are complemented by co-ordinating worktops and classic white metro-tiled splashbacks, creating a fresh, timeless look. Integrated appliances include an oven, gas hob, extractor hood and fridge/freezer, with space for a free-standing washing machine. Two windows overlook the rear garden, allowing natural light to pour in, while a door provides direct access outside. With plenty of room for a dining table and chairs, it's a wonderful setting for everything from leisurely breakfasts to family dinners and entertaining friends.

Upstairs, the landing provides access to two beautifully presented double bedrooms and the family bathroom, along with a hatch to the partially floored loft space. The principal bedroom enjoys a front-facing position and comfortably accommodates a king-size bed. Fresh white walls, a stylish grey feature wall and carpeting create a calm, relaxing atmosphere, while fitted wardrobes with mirrored sliding doors provide excellent storage. The second bedroom overlooks the rear garden and is another comfortable double, complete with built-in storage, carpeting and a striking warm red-toned feature wall. Completing the accommodation is the stylish bathroom, featuring a modern white three-piece suite with shower over the bath and contemporary tiling to both walls and floor.

Outside, the fully enclosed rear garden is a real highlight. Bordered by timber fencing, this wonderfully bright and sunny space provides a secure setting for children and pets, while paved and decked areas offer easy maintenance and plenty of room to relax. Picture leisurely summer afternoons, weekend barbecues or simply enjoying a morning coffee in the sunshine. It's a lovely extension of the living accommodation and a garden designed for making the most of the outdoors.

Further benefits include gas central heating, with the boiler replaced in 2021, and double glazing throughout.

Murieston remains one of Livingston's most desirable residential locations, offering an appealing blend of peaceful surroundings and excellent convenience. With local schooling, green spaces and scenic walks nearby, together with easy access to Livingston's shopping, dining and leisure facilities, everything you need is within easy reach. Livingston South railway station and excellent road connections also make this an ideal location for commuters travelling to Edinburgh, Glasgow and beyond.

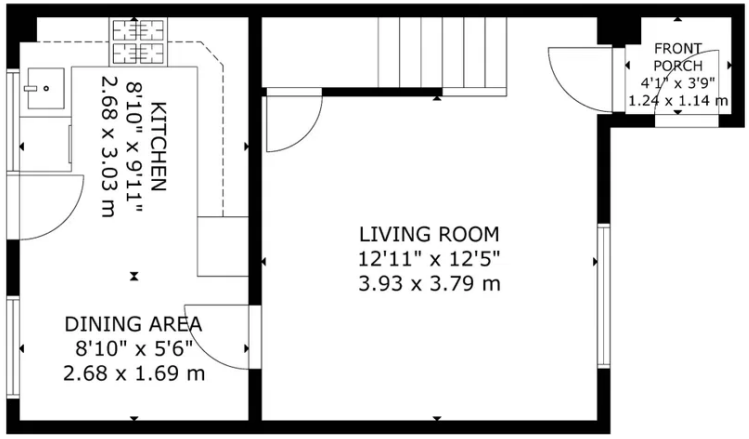
Beautifully presented, thoughtfully styled and ready to enjoy, Bankton Park East is a home that makes a lasting impression.

Extras: Floor coverings, blinds, curtains, light fittings, integrated oven, hob, hood, fridge/freezer and garden shed.

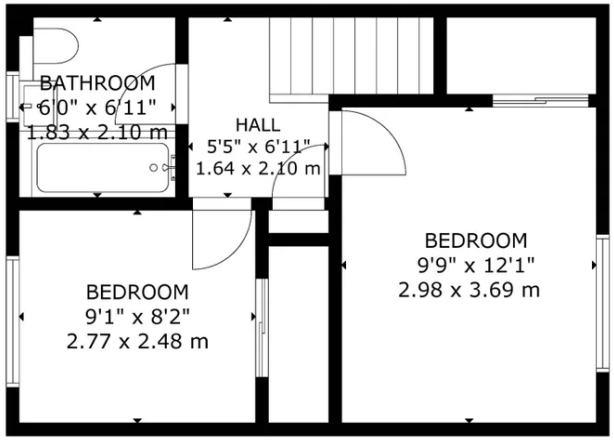








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 66 m²/706 sq.ft
FLOOR 1: 34 m²/362 sq.ft, FLOOR 2: 32 m²/344 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents 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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