



## 28 Wester Bankton, Livingston, EH54 9DY

### Description

Well presented two bedroom end-terraced house with private driveway and gardens and situated within the much sought after Murieston area. The property is well maintained and in good condition throughout. It benefits from gas central heating, with a modern combi boiler and it has UPVC double glazing.

The accommodation comprises:

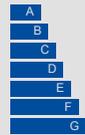
- Entrance vestibule
- Sitting / dining room with deep storage cupboard, corning, ceiling rose and carpeted staircase to the first floor
- Well equipped fitted kitchen to the rear with a range of wall and base mounted units with laminate worktops and appliances, including gas cooker with extractor hood, undercounter fridge and freezer, washing machine and dishwasher
- Bathroom with fully tiled walls and fitted with pedestal wash basin, WC and bath with Mira electric shower, vinyl flooring and heated towel rail
- Spacious front facing double bedroom with dual aspect and extensive built-in wardrobes providing excellent storage
- Further good sized double bedroom with window overlooking the garden
- Landing with hatch to the partially floored loft, which provides additional storage



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING  
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### Outside and Gardens

There are private gardens to the front and side of the property as well as a driveway. There is side access to the rear garden. The rear garden is mostly paved and enclosed by fencing, making it child and pet friendly. There is also an external storage cupboard with power supply.

### Location

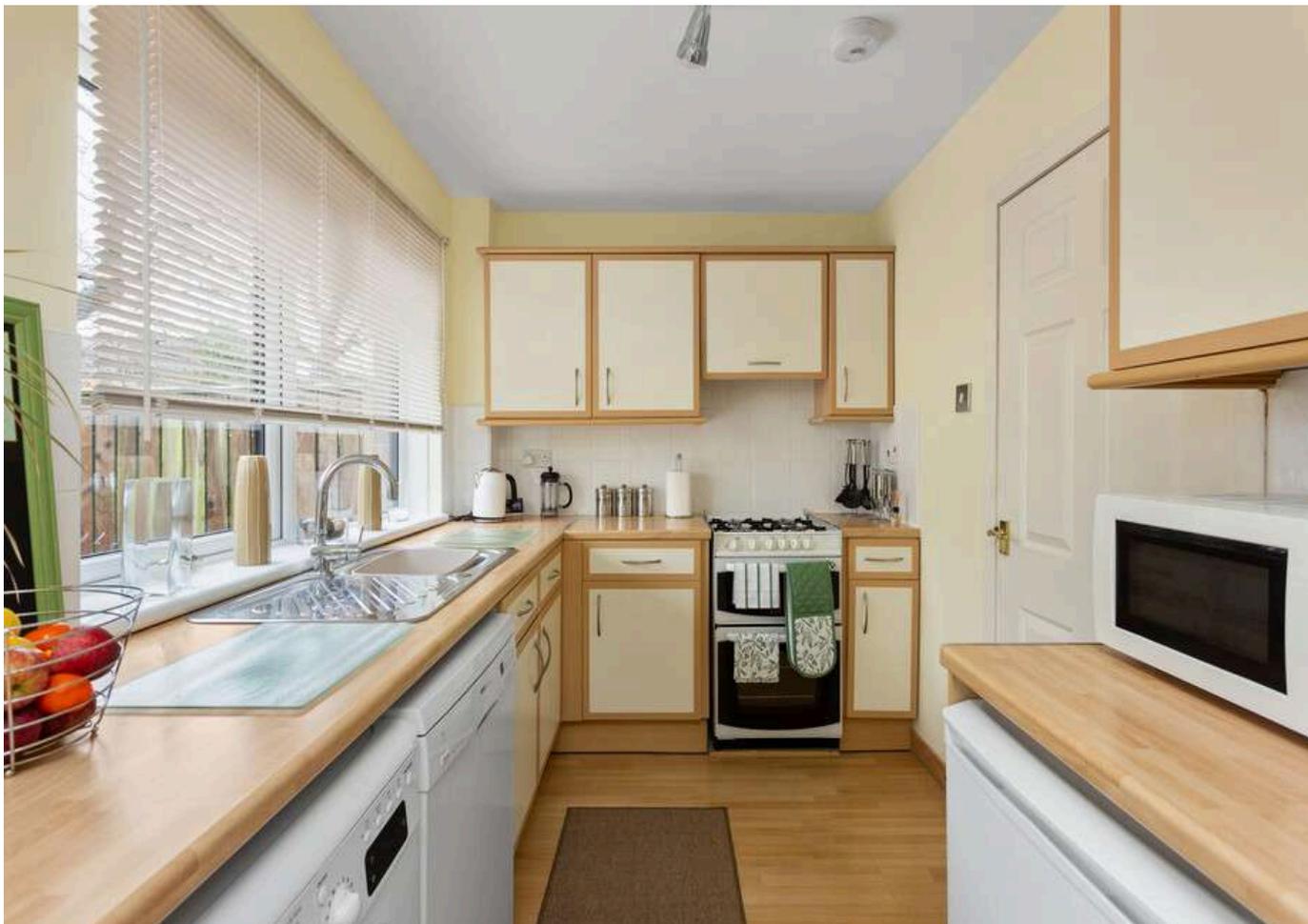
The property is located within a quiet residential cul-de-sac within the popular Murieston area of Livingston. There are excellent shopping facilities nearby at the Almondvale shopping centre and Livingston Designer Outlet. From a commuting perspective, it has easy access to the A71 and good connections to the M8 for Edinburgh and Glasgow. It is also well placed for Livingston South railway station, which is only a two-minute walk. It is in the school catchment area for Williamston Primary School and James Young High School. Amenities in the area include cinema, sports centres and Deer Park Golf and Country Club.

### Extras

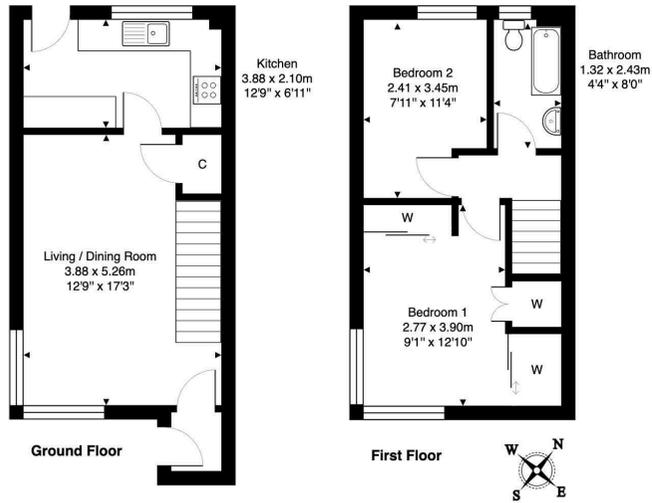
The fixed floor coverings, blinds, curtains, kitchen appliances and light fittings are included in the sale.

### Council tax

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



28 Wester Bankton, Murieston, Livingston, EH54 9DY



Total Area: 59.4 m<sup>2</sup> ... 640 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



**DMD** SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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