



116 BANKTON PARK WEST

LIVINGSTON, EH54 9BS

Located in Murieston, the combination of town and countryside and within close proximity to all transport links including Edinburgh airport approximately a twenty to thirty-minute drive away making this house a place where you can have the best of both worlds, true peace at home and the convenience of being near to work.

Edinburgh City Centre is easily accessible by rail. The M8 and M9 motorways ensure swift access to Glasgow and the central belt in the West and to Edinburgh and all points north in the east, including Perth, Dundee and beyond.

Shopping in Livingston is first class, with the renowned MacArthur Glen Retail centre offering top brands and an excellent shopping experience that draws people from across central Scotland. There is also a good choice of supermarkets and retail outlets in the town.

This is an ideal family location with first class schools offering education from nursery through to college. There is also an excellent medical centre within walking distance and St John's hospital is close by.

McEwan Fraser Legal are delighted to bring to the open market this three bedroom family home. Great emphasis has been placed on the creation of easily managed and free-flowing

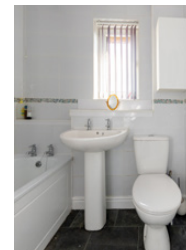
space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living.

In more detail the property consists of a hallway, the bright and airy lounge allows for free standing furniture and different furniture configurations. There is the added benefit of a deep storage cupboard. The kitchen dining room provides floor to ceiling units, electric hob, hood, oven, space for washing machine, dishwasher, fridge freezer, and dining table. Access to the back garden can also be found in the kitchen.

On the upper level, access to the attic can be found as well as a storage cupboard. There are three good sized bedrooms, all bright and airy and allowing for freestanding furniture. Two of the rooms also benefit from built-in storage. The family bathroom completes the property internally with electric shower over bath, wash hand basin, towel rail and WC.

Externally the front garden is mostly laid to lawn, the secure back garden is low maintenance and comes with a garden shed. There is also a driveway to the side, providing ample off-street parking. The property also benefits from gas central heating and double glazing.

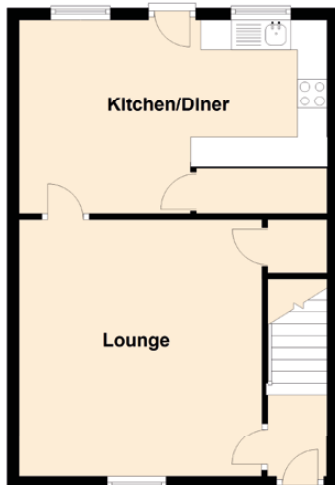
Early viewing is highly recommended.



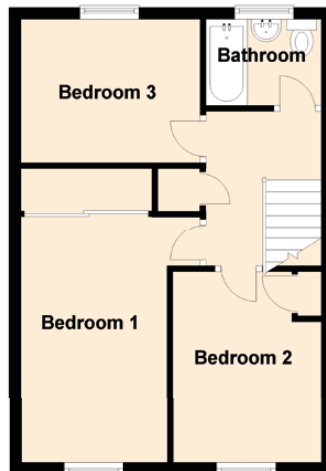
SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Ground Floor



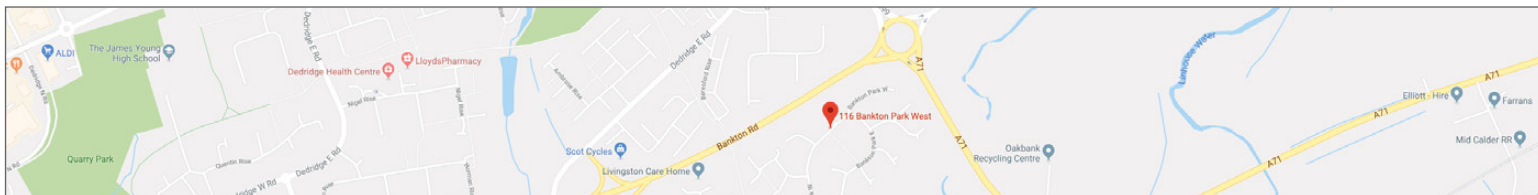
First Floor



Approximate Dimensions (Taken from the widest point)

Lounge	4.36m (14'4") x 4.11m (13'6")
Kitchen/Diner	5.10m (16'9") x 3.28m (10'9")
Bedroom 1	4.16m (13'8") x 3.03m (9'11")
Bedroom 2	3.22m (10'7") x 2.51m (8'3")
Bedroom 3	3.07m (10'1") x 2.72m (8'11")
Bathroom	1.91m (6'3") x 1.77m (5'10")

Gross internal floor area (m2) : 79m² // EPC Rating : C



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
GRAEME NIMMO
Surveyor



Professional photography
AOIFE McDONALD
Photographer



Layout graphics and design
HAYLEY MATEAR
Designer

Image credit: <https://www.google.co.uk/maps>