

30 Bankton Way

MURIELSTON, LIVINGSTON, WEST LOTHIAN, EH54 9EG



*Spacious three-bedroom detached bungalow
on a corner plot in Murieston*



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McEwan Fraser is delighted to present this three-bedroom detached bungalow with an en-suite to the master bedroom. The property sits on a corner plot on Bankton Way in Murieston, a sought after residential area.

THE LOUNGE



The property is presented in good but dated condition making a real blank canvas for an incoming purchaser to create their ideal home. Of particular note is the huge entertaining space which would be fantastic for a family or someone who is downsizing and doesn't want to sacrifice the proportions they are used to. The property further benefits from gas central heating, double glazing, a mature wrap around the front garden and a low maintenance rear garden.



Internally, the property is focused on a generous tiered living room that runs the full width of the property. In the living room, there is plenty of floor space for a property of this size meaning it can accommodate an extensive range of free-standing furniture. An incoming purchaser will have plenty of flexibility to configure their ideal entertaining space.



THE KITCHEN



A well-proportioned kitchen with an attached utility room can be accessed from the living room. The kitchen currently comprises a good range of base and wall mounted units with integrated hob and oven.





THE UTILITY & HALL



All three bedrooms face the rear of the property. The master is a well proportioned double with a double integrated wardrobe and plenty of space for a full range of bedroom furniture. The master bedroom also benefits from access to an en-suite shower room with a white suite and a large free-standing shower cubicle. The second bedroom is also a well-proportioned double with integrated wardrobes. The final bedroom is a smaller double, again with integrated wardrobes, that includes French doors opening into the rear garden. The third bedroom would make an ideal study if needed. Accommodation is completed by the main bathroom accessed off the main hall.

THE MASTER BEDROOM & EN-SUITE



BEDROOM 2





BEDROOM 3 & BATHROOM



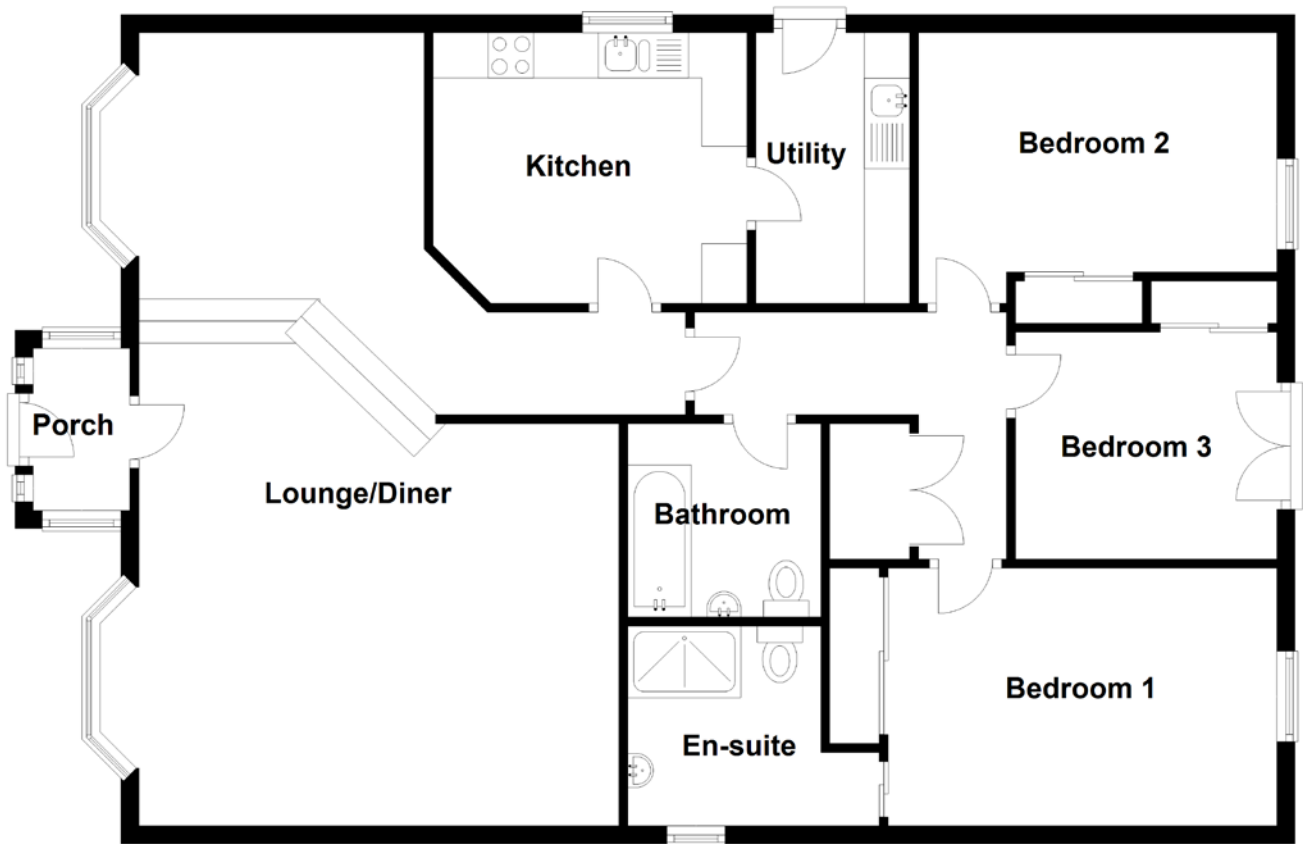
THE GARDEN

Externally, the corner plot allows for a large gate to give access to the rear garden which could double as off-street parking for a large vehicle such as a caravan or motor home. The rear garden also comes with a large shed for additional storage.

This is a fantastic property with superb long term potential and early viewing is highly recommended.



FLOOR PLAN, DIMENSIONS & MAP

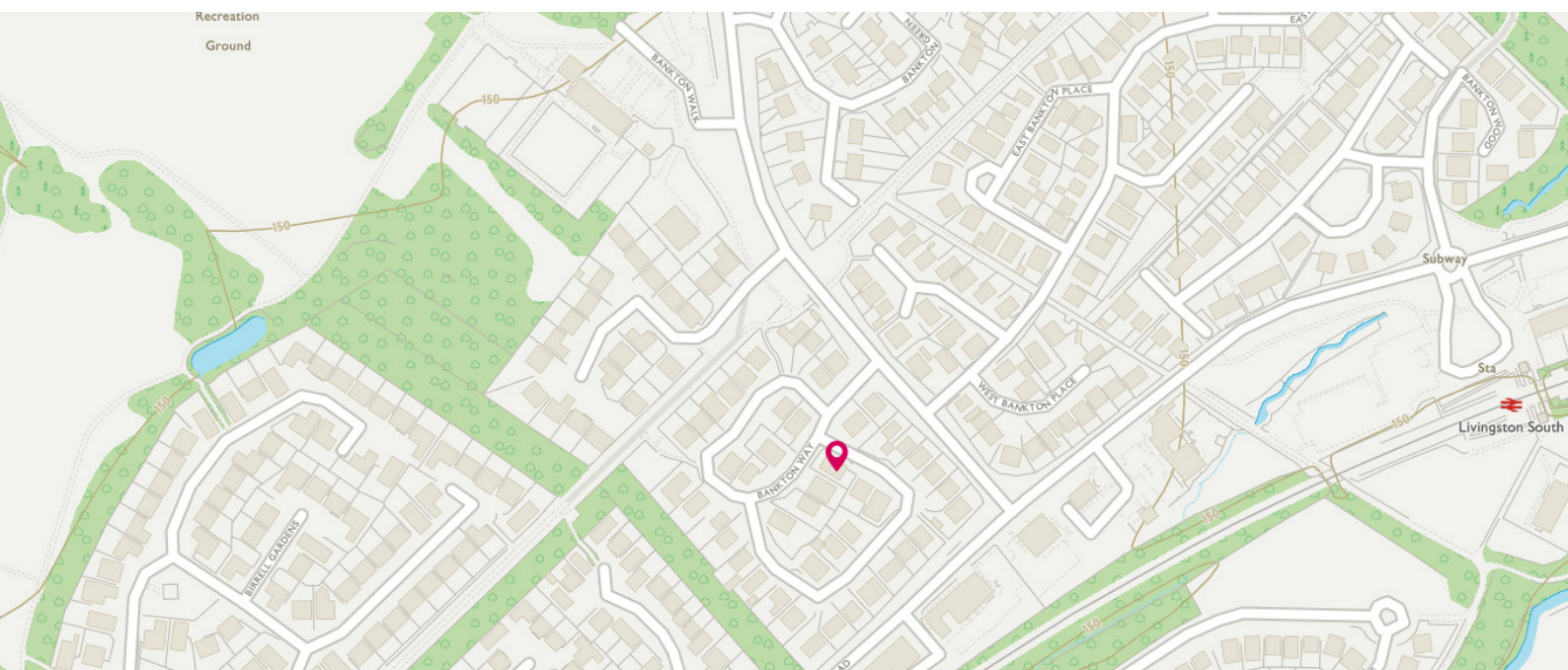


Approximate Dimensions (Taken from the widest point)

Porch	1.79m (5'10") x 1.07m (3'6")
Lounge/Diner	8.77m (28'9") x 6.05m (19'10")
Kitchen	3.47m (11'5") x 2.99m (9'10")
Utility	2.99m (9'10") x 1.70m (5'7")
Bedroom 1	4.30m (14'1") x 2.85m (9'4")

En-suite	3.61m (11'10") x 2.78m (9'1")
Bedroom 2	3.96m (13') x 2.99m (9'10")
Bedroom 3	2.89m (9'6") x 2.51m (8'3")
Bathroom	2.13m (7') x 2.12m (6'11")

Gross internal floor area (m²): 101m²
EPC Rating: C



THE LOCATION

Murieston is an incredibly popular residential area of Livingston which boasts Livingston Cricket Club, Bankton House Hotel, country walks, cycle paths and excellent local amenities and transport links via Livingston South train station and the M8 to both Edinburgh and Glasgow.



Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops including the Livingston Designer Outlet. There are excellent nursery, primary and secondary schools with catchment for Bellsquarry Primary as well as West Lothian College.




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