

26 Bankton Avenue

MURIELSTON, LIVINGSTON, WEST LoTHIAN, EH54 9LD



*Spacious four-bed detached home, within
10 minutes of Livingston South Station*



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McEwan Fraser Legal is delighted to present Bankton Avenue to the market. Set within a quiet residential street with a broad monoblock driveway and neat frontage, this attractive detached home offers well-planned family living across two generous levels.

THE LIVING ROOM



A welcoming hallway with timber-style flooring sets the tone for the home, offering an immediate sense of space and practicality. Off to the side, the living room is superbly proportioned with excellent natural light from a trio of windows, including a striking front-facing bay. With multiple potential furniture arrangements, it's a flexible room ideal for both relaxing and entertaining. Flowing back through the hall, a versatile additional room sits just before the kitchen, ideal for use as a snug, study or hobby room depending on your needs.

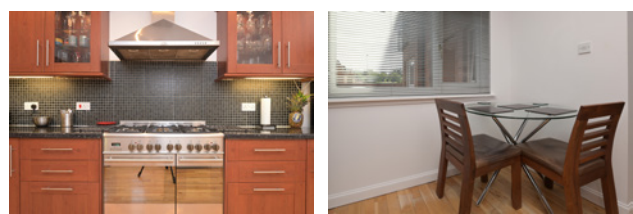
THE STUDY



THE KITCHEN



The kitchen itself sits to the rear and features a range-style cooker with tiled splashback, space for an American-style fridge freezer. With ample cabinetry, all finished in a rich wood tone with contrasting counters, this kitchen is a perfect blend of space and storage. A bright window frames garden views while a dining nook creates a relaxed breakfast setting. There is direct access to the rear garden from here, ideal for indoor-outdoor flow.



THE DINING ROOM



Continuing through the hall, the formal dining room sits opposite, again with garden access via glazed French doors. Whether styled for evening hosting or family meals, it's a calm and connected space that enjoys privacy and outlook. Completing the lower level is a smartly presented WC, discreetly positioned off the hallway.



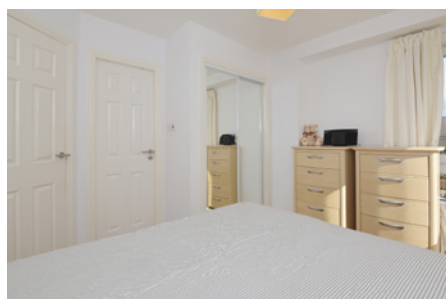
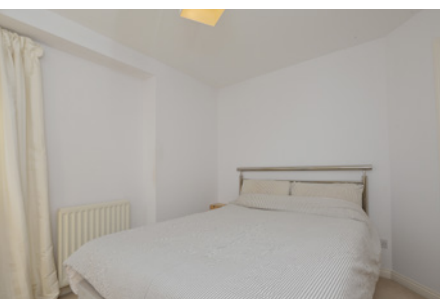
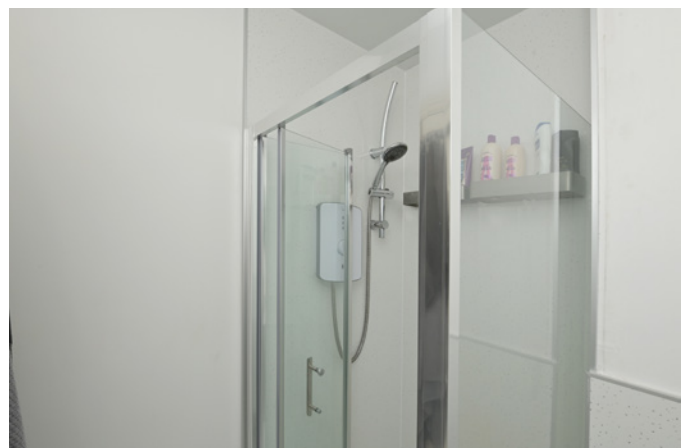


A carpeted staircase with a sleek glass-panelled bannister rises to the upper floor, where the accommodation continues to impress. The principal bedroom is positioned to the front and benefits from a Juliet balcony and a clean, contemporary en-suite with shower, basin and WC. Three further bedrooms are all generously sized and offer a variety of storage options, making them equally suitable for family, guests or working from home. The family bathroom is fresh and bright, fitted with a three-piece suite including a bath with a shower attachment.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



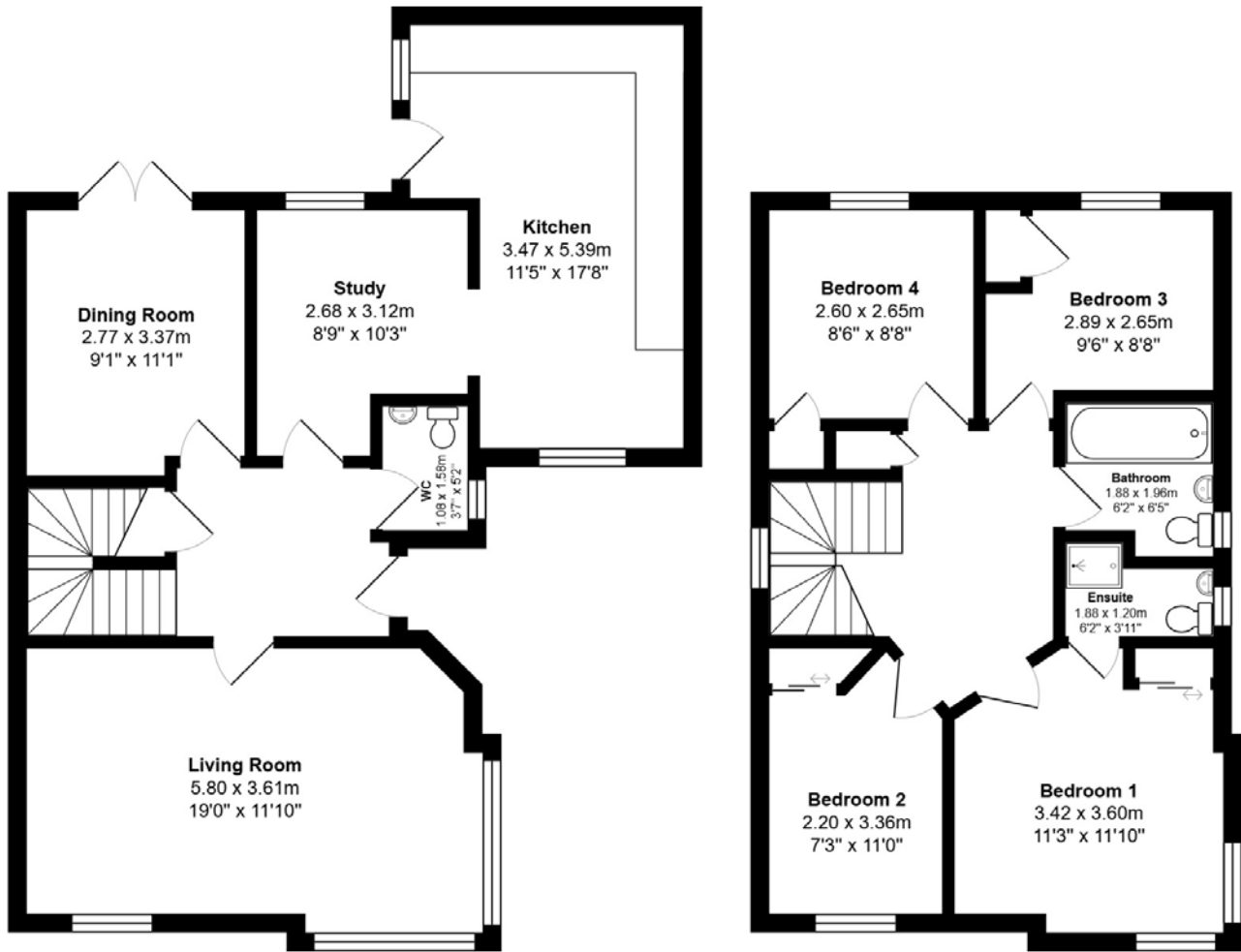
Externally, the property benefits from a sizeable driveway to the front and a private rear garden designed for easy upkeep with a blend of paved patio and gravelled seating area, all enclosed for added peace of mind.

Set within one of the most desirable pockets of Livingston, Bankton Avenue is the perfect setting for family life with excellent transport links close by. Livingston South train station is just a five to ten minute walk away, offering an easy commute into Edinburgh and beyond.

EXTERNALS

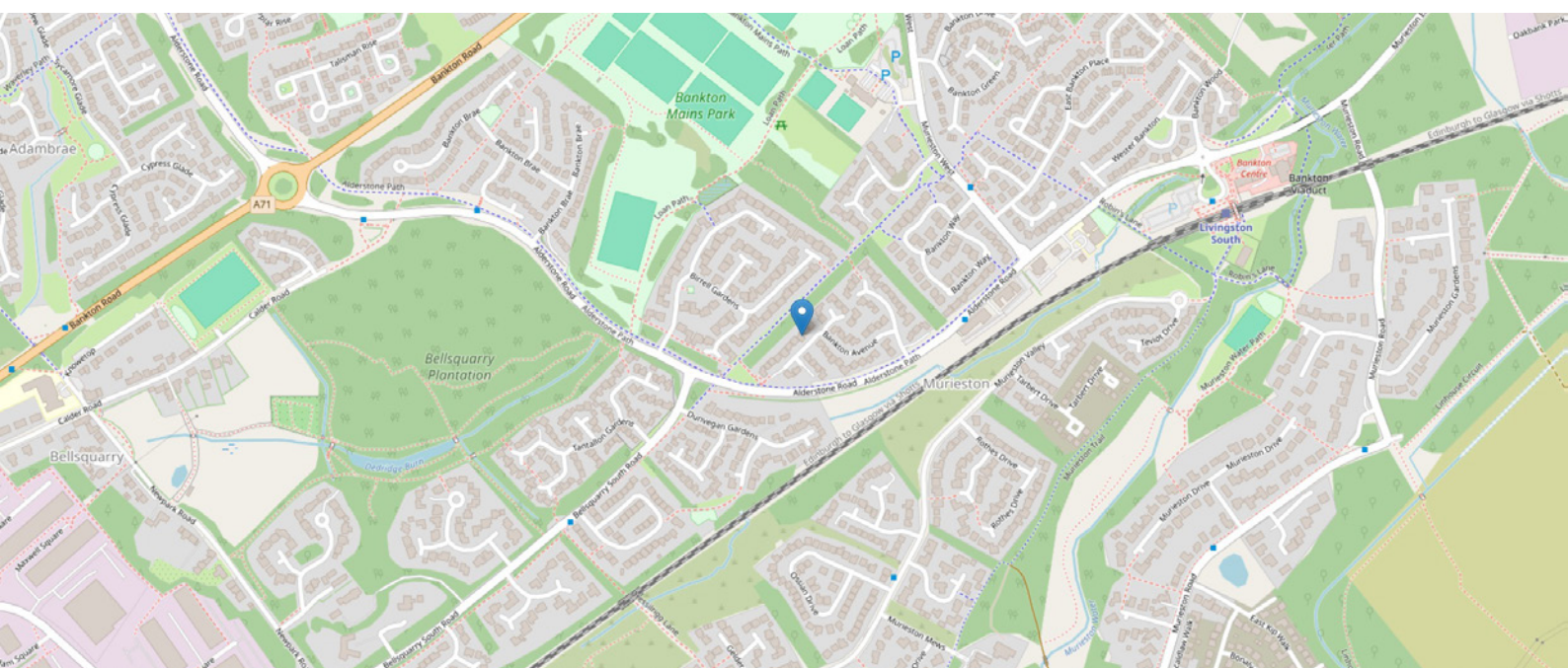


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 118m² | EPC Rating: C



THE LOCATION

Within one of Livingston's most desirable and family-friendly developments, Murieston offers the perfect blend of lifestyle and location. Just a short stroll from the property lies Livingston South train station, providing effortless rail connections to Edinburgh, Glasgow and beyond, making daily commuting a breeze.





The surrounding area is rich with amenities, from local shops and a well-loved coffee spot to a reputable veterinary clinic, dentist and popular nursery facilities, all within easy reach. Families are particularly well catered for, with access to several highly regarded primary and secondary schools known for their strong reputations. For those who enjoy the outdoors, the nearby woodland fringes and scenic walking routes offer peaceful surroundings for weekend strolls, dog walks or morning runs. This is a location that delivers everyday convenience, community atmosphere and a real sense of connection to nature, all just minutes from your doorstep.



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