

45 East Bankton Place

LIVINGSTON, WEST LOTHIAN, EH54 9DB



*MCEWAN FRASER IS DELIGHTED TO PRESENT THIS
GENEROUS THREE-BEDROOM BUNGALOW TO THE MARKET*



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McEwan Fraser is delighted to present this generous three-bedroom bungalow to the market. Positioned on a sought-after residential street in Murieston, the property boasts three generous bedrooms, a living room, a kitchen and a contemporary shower room. The property also enjoys gas central heating and double glazing for extra warmth and comfort.

Arranged around a central hallway with integrated storage cupboards, the internal accommodation is centred on a bright and spacious living room that has plenty of floor space for a variety of different furniture arrangements. This will give the new owner plenty of scope to create their ideal entertaining space.



The well-proportioned kitchen includes a generous range of base and wall-mounted units that offer plenty of prep and storage space. There is a range of integrated appliances and space is provided for further free-standing appliances.







Bedroom one has large integrated wardrobes and plenty of space for a full suite of free-standing bedroom furniture. The second and third bedrooms also enjoy integrated wardrobes.





Bedroom 2





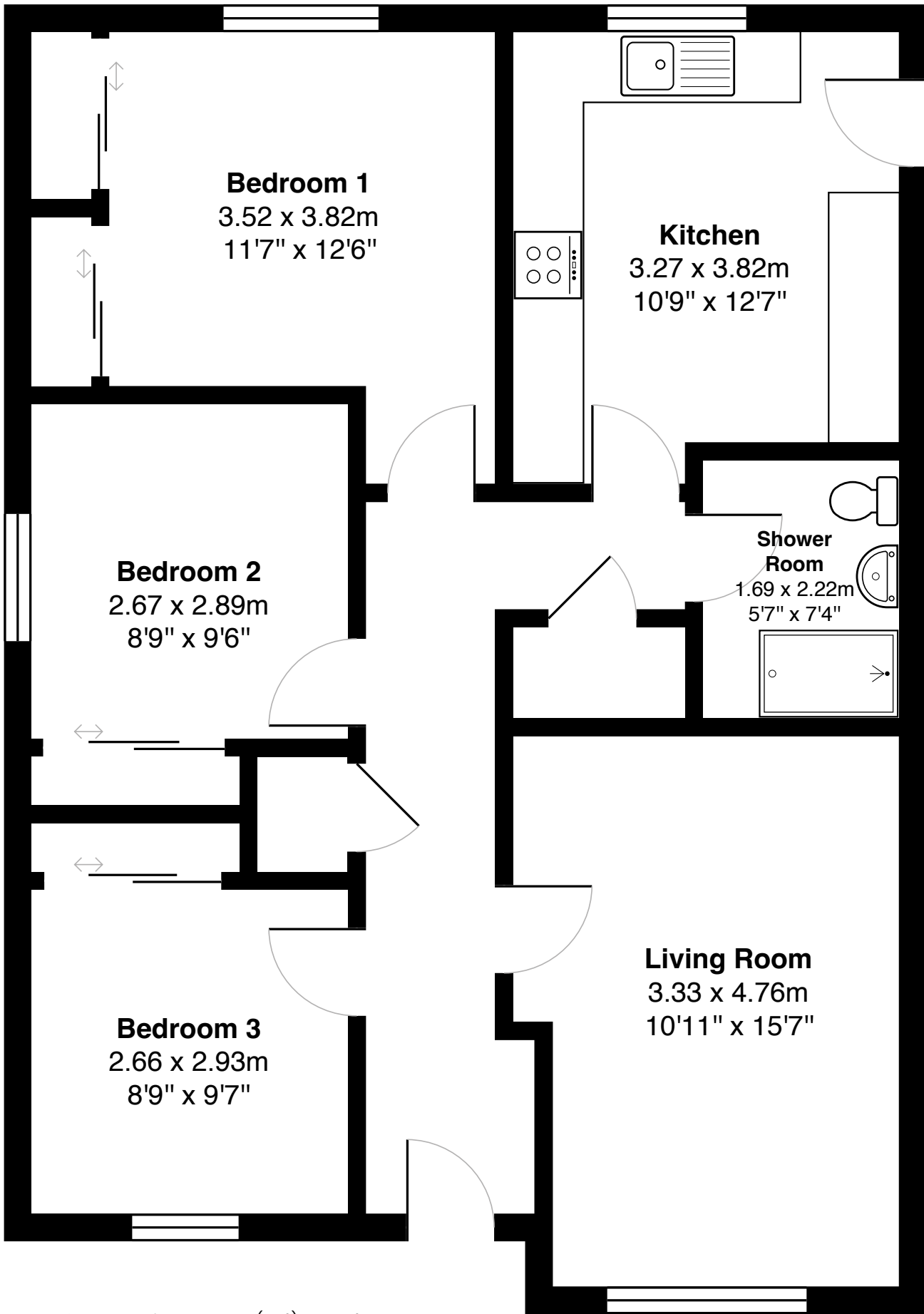
Bedroom 3





The accommodation is completed by a contemporary shower room which is fully tiled and has a white suite and a large shower.





Gross internal floor area (m²): 76m²

EPC Rating: C



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Externally, there is a low-maintenance rear garden, a well-manicured front lawn, and off-street parking. This is an excellent property that is sure to appeal to a range of different buyers.

Internal viewing is highly recommended.





The property occupies a prime spot in Murieston, one of Livingston's most sought after residential areas. Murieston retains its unique village atmosphere, whilst remaining within easy reach of the excellent amenities that Livingston has to offer.

More broadly, Livingston, the largest town in West Lothian, has an excellent range of shopping and recreational facilities, including the renowned Livingston Centre and Livingston Designer Outlet, along with extensive local shopping and a range of supermarkets. There are also an excellent choice of sports and leisure pursuits including a network of walking and cycle paths, parks, woodlands, swimming pools, golf courses, libraries, multi-screen cinema, and sports centres.

The location has excellent transport links, with the M8 passing to the north of the town, and the A71 to the south. Two railway stations serve separate railway lines, connecting with Edinburgh, Glasgow, and other subsidiary destinations.

The Location

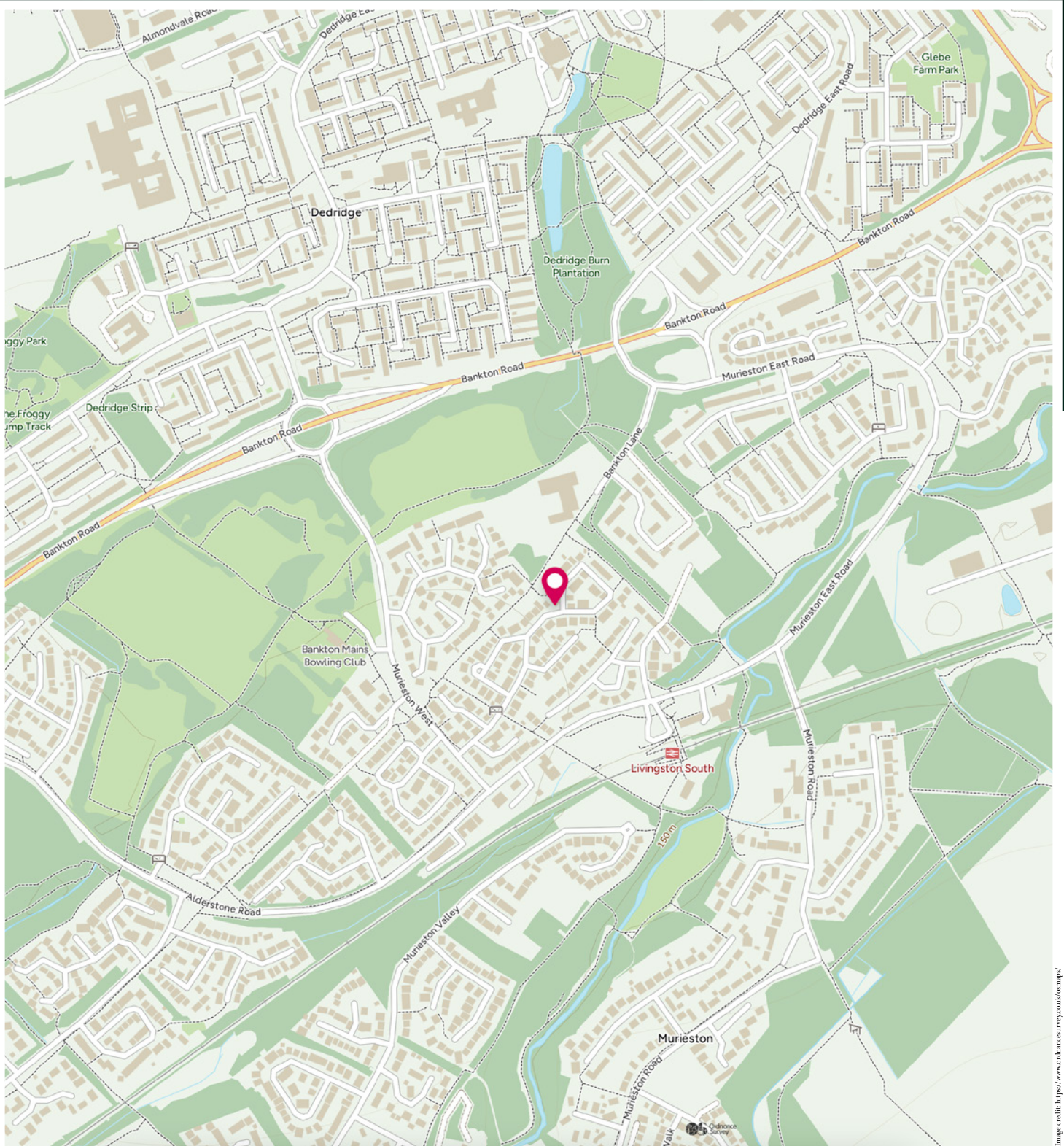


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