




## 23 Bankton Drive, Livingston, West Lothian, EH54 9EH

Light & Tastefully Presented, Three-Bedroom, Semi-Detached Home with Gardens, Driveway & Garage

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# Property Description

Light and tastefully presented, three-bedroom, semi-detached home, with gardens, an integrated garage, and a driveway. Set in a quiet cul-de-sac, in an established residential development in Livingston, West Lothian.

Comprises an entrance hall, living room, dining room, kitchen, sun room, three flexible bedrooms, a shower room, and a ground-floor WC.

Highlights include a fitted kitchen with appliances, a modern bathroom, contemporary flooring and lighting; and solar panels and large batteries, significantly reducing running costs. In addition, there is gas central heating, double glazing, an EV car charger, and superb storage including a loft and a garage with power and lighting.

This generous plot benefits from a lawn and driveway to the front; and to the rear, a lawn and a patio with open views to a vast shared green adjacent.

The development also offers additional unrestricted parking bays and good transport links.

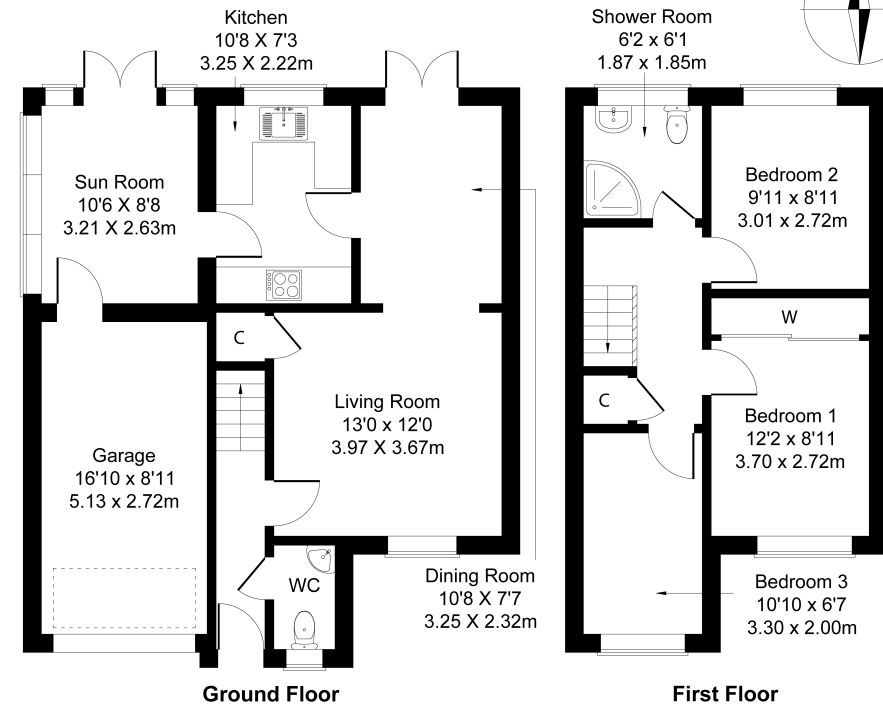
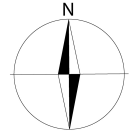
A welcoming entrance offers space for outerwear; and affords access to a convenient WC and a bright, southerly-front-facing living room, tastefully finished with light decor, a central light fitting and a built-in cupboard. Wood effect flooring continues from the lounge into a flexible, semi-open-plan dining area, with French patio doors leading to the rear garden. Set off, the fitted kitchen includes stone effect worktops, a sink with a drainer; and a freestanding induction cooker, fridge/freezer, washing machine and dishwasher. A flexible sun-room, currently used as a dining area, allows plentiful natural light and provides further access to the rear garden and internal access to the garage.

On the upper floor, bedroom one is set to the front, offering a spacious room for freestanding furnishing and a large built-in recessed wardrobe. Two further well-proportioned bedrooms are set to opposite aspects, similarly finished with light decor and carpeted flooring. Completing the accommodation, a stylish shower room has a modern suite, tiled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (1055 sq ft - 98 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

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 is also an excellent choice of sports and leisure pursuits including a network of walking and cycle paths, parks, woodlands, swimming pools, golf courses, libraries, a

multi-screen cinema, and sports centres. Well-regarded nursery, primary and secondary schools are available locally, and Livingston 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.





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