



32 Bankton Park West

Murieston, Livingston, EH54 9BP

Fixed Price £125,000



Located within a quiet cul-de-sac setting in the desirable Murieston area of Livingston, this 1 bedroom first floor flat offers a turn-key choice for a first time buyer or potential investor looking to add to their rental portfolio. Bankton Park West enjoys a convenient position close to major road networks, with both the A71 and M8 motorway found in short driving distance from the property doorstep. Livingston South train station is also within short walk of the property itself, providing a further reliable commuting link. A range of local amenities and services can be found in the vicinity, whilst Livingston Centre offers a vast range of shopping and food outlets to cater the needs of consumers.



Description

The property itself is freshly presented in neutral tones throughout and with the convenience of no onward chain, allowing simple ease of entry for the incoming new owner. A double bedroom is equipped with fitted wardrobes for handy everyday storage, with a further large cupboard off the landing proving useful for additional storage requirements. A new shower-room has recently been installed, comprising contemporary 3 piece suite and wet wall boards for easy maintenance. The fitted kitchen offers a handy selection of storage cabinets alongside an electric oven with induction hob. The living room provides ample space to relax and unwind. Gas central heating and double glazing offer further practical comfort with the combi boiler regularly maintained under service agreement. Shared parking can be found outside the main door to the front, with communal green space surrounding the building.

Location

Set in leafy surroundings at the southern edge of Livingston, Murieston is a highly sought after part of the town that offers a peaceful setting for growing families. The location is perfect for travel throughout the central region with a train station at Livingston South and easy access available to the A71 and M8 commuter links. Some shops and restaurants can be found in the area with a medical practice also serving the local community. Williamston Primary is available to cater for those with children, with secondary schooling found nearby. Public parks and the popular Murieston Trail offer walking routes for those keen to explore the outdoors.

Entrance Hall 9'2" x 2'10" (2.80m x 0.87m)

Upper Hallway 9'3" x 4'11" (2.83m x 1.52m)

Living Room 15'5" x 11'4" (4.71m x 3.46m)

Kitchen 11'6" x 6'2" (3.53m x 1.90m)

Bedroom 14'7" x 9'7" (4.47m x 2.93m)

Shower Room 8'2" x 6'7" (2.50m x 2.02m)

Key Info

Home Report Valuation: £125,000

Total Floor Area: 50m² (540 ft²)

Parking: Shared

Heating System: Gas

Council Tax: B - £1645.65 per year

EPC: C

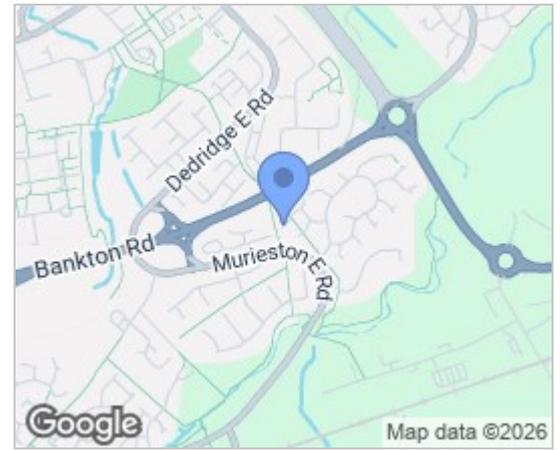
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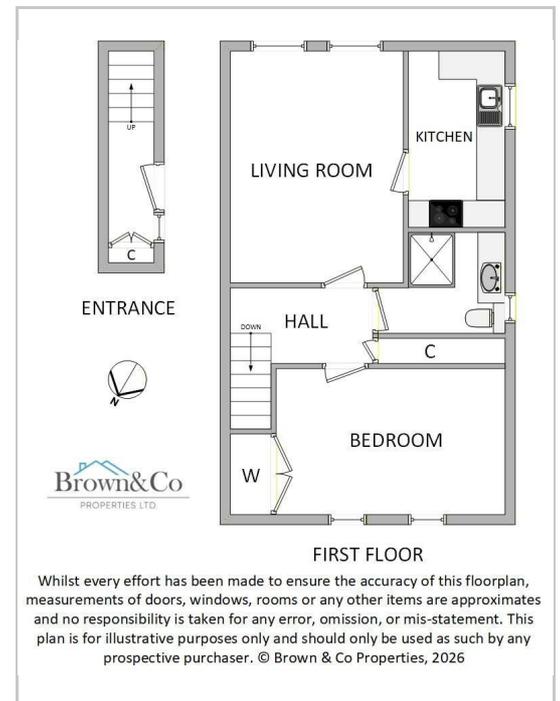
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Area Map



Floor Plans



Energy Efficiency Graph

