



114 Bankton Brae, Murieston

£369,000



114 Bankton Brae

Murieston, Livingston

***Stunning Four Bedroom Property Open Plan Modern Kitchen/Diner *** Set on a generous corner plot, it benefits from a very spacious rear garden, offering plenty of outdoor space for relaxation.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance Hall

17' 0" x 6' 0" (5.17m x 1.83m)

Enter the property through a uPVC door with a glazed panel and side window, leading into a very welcoming hallway that sets the tone for the rest of the home.

Beautiful oak flooring flows throughout, complemented by a radiator and central ceiling lighting. The space is finished with fresh, neutral décor and further benefits from a security alarm system. The hallway provides access to the lounge, family bathroom, kitchen, and the upper level.

Lounge

16' 6" x 11' 8" (5.04m x 3.56m)

A beautifully presented, generously proportioned lounge with ample space for a variety of furniture layouts. The room benefits from a large front-facing window that fills the space with light, complemented by a stylish wall-mounted electric flame-effect fire. Carpet flooring, radiators, central ceiling lighting, and fresh décor create a warm and inviting atmosphere, making this an ideal space to relax or entertain guests.

Family Bathroom

A luxurious, modern bathroom designed to impress, with a truly spacious and stylish feel. The room features high-specification finishes, including elegant vinyl flooring and wet-wall panels with a sophisticated tile-effect design. A stunning floating-style vanity sink with a contemporary mixer tap creates a real 'wow' factor, complemented by a decorative shelf and central ceiling lighting. The bathroom also includes a modern WC, a freestanding bath with a sleek floor-mounted tap, and a striking grey vertical radiator. Every element combines to create a beautiful, indulgent space that is both practical and visually stunning.





Kitchen/Diner Family Room

27' 6" x 11' 3" (8.37m x 3.43m)

This exceptional modern kitchen combines style, sophistication, and practicality, with high-specification appliances and finishes throughout. It offers direct access to the conservatory and French doors opening onto rear decking, creating an ideal indoor-outdoor entertaining space. The open-plan layout features laminate flooring, ceiling spotlights, a feature light over the dining area, and fresh contemporary décor. The central island doubles as a breakfast bar with an induction hob and sleek extractor. Integrated appliances include a full-size fridge, freezer, double electric oven, dishwasher, and microwave. A stainless steel sink with a modern mixer tap and hot water tap adds both style and convenience. With ample space for dining and family living, this impressive room is truly the heart of the home.

Utility Room

8' 2" x 6' 6" (2.49m x 1.97m)

A handy utility room featuring a side window that fills the space with natural light. The room is finished with laminate flooring, a radiator, and fresh décor. It includes a stainless steel sink and drainer with a modern mixer tap, a stylish laminate splashback, and ample space for a washing machine and tumble dryer, making it both practical and well designed.

Stairs & Landing

A lovely staircase and landing area featuring soft carpeted flooring, a radiator, and fresh, neutral décor throughout. The landing provides access to all four rooms, as well as a convenient Jack and Jill shower room. There is also access to the attic space, which is partially floored and fitted with a Ramsay ladder, offering useful additional storage.

Primary Bedroom

11' 4" x 11' 7" (3.45m x 3.54m)

A beautiful and spacious primary bedroom, tastefully presented with lovely décor throughout. The room features soft carpeted flooring, a stylish central light fitting, and a radiator for comfort. Double fitted wardrobes provide excellent storage, while the front-facing window allows plenty of natural light to fill the space. This charming room also benefits from direct access to a private en-suite shower room, creating a relaxing retreat.





En Suite Shower

A beautifully finished, modern En Suite with a fresh and contemporary feel. A side-facing window allows natural light to brighten the space, complemented by sleek tiled flooring and stylish splashback wall tiling. The room boasts high-spec fittings, including a vanity sink with mixer tap and a modern WC. A spacious walk-in double shower cubicle features a mains-powered shower with a large rainfall head and a secondary handheld attachment, enclosed by elegant glass sliding doors. Additional highlights include a chrome heated towel rail and a striking LED feature mirror, completing this impressive and luxurious space.

Bedroom Four

9' 5" x 8' 4" (2.87m x 2.54m)

Bedroom Four is a well-proportioned double bedroom, beautifully presented with fresh, modern décor. It features soft carpeted flooring, a radiator, and a stylish central light fitting. The room benefits from double fitted wardrobes, providing excellent storage, and a rear-facing window offering pleasant views over the garden, creating a bright and comfortable space.

Bedroom Three

9' 7" x 9' 5" (2.92m x 2.86m)

A well-proportioned third double bedroom, beautifully presented with fresh, modern décor. This inviting space features a central light fitting, radiator, and double fitted wardrobes offering excellent storage. A rear-facing window provides lovely views over the garden, filling the room with natural light. The room also benefits from convenient access to the Jack and Jill shower room, enhancing both comfort and practicality.

Bedroom Two

11' 11" x 9' 9" (3.62m x 2.97m)

This spacious double bedroom features laminate flooring, a central light fixture, and double fitted wardrobes. It has been freshly decorated and benefits from a front-facing window that allows plenty of natural light. Currently used as a dressing room, this versatile space can easily be adapted to suit a variety of needs, such as a bedroom, home office, or guest room.





Conservatory

10' 7" x 9' 3" (3.22m x 2.83m)

A spacious conservatory that truly brings the outdoors in, with French doors providing direct access to the garden. Featuring fresh laminate flooring and ceiling spotlights, the room is filled with natural light and offers a bright, airy atmosphere, creating the perfect space to relax, or enjoy the garden views all year round.

Jack & Jill Shower Room

6' 11" x 4' 10" (2.10m x 1.48m)

A stylish and practical Jack and Jill bathroom, enhanced by a rear-facing window that fills the space with natural light. The room features sleek LVT flooring, a contemporary chrome radiator, and modern ceiling spotlights. The mains-powered shower includes a luxurious rainfall head along with a secondary handheld attachment, enclosed by elegant glass pivot doors and complemented by tasteful splashback tiling. The suite is completed with a modern WC and a vanity sink with mixer tap, and provides direct access through to Bedroom Three





FRONT GARDEN

A lovely, neatly presented and well-designed front garden, featuring a selection of mature trees and shrubs that enhance its charm and character. The garden offers excellent kerb appeal, with a well-kept lawn complemented by a stylish chipped area for low-maintenance landscaping. A smart Monoblock pathway leads to the front entrance, while an elegant wrought iron fence adds a distinctive and attractive finishing touch.

REAR GARDEN

This Stunning rear garden is a true outdoor retreat, offering everything you could wish for. A beautifully maintained lawn provides plenty of space for relaxing or play, while a lovely decking area is perfect for entertaining. The garden also features two sheds, with one bed gifted by the owners, and borders filled with mature trees and shrubs that add vibrant colour throughout the seasons. A stylish chipped area creates a fantastic BBQ and dining space, with complete privacy as there are no houses overlooking the garden. Fully enclosed with gates, the space is enhanced with an outdoor water tap and lighting, adding both convenience and ambiance. To finish, an exceptional summer house with power offers an ideal spot to sit, relax, or work in comfort. This garden effortlessly combines style, functionality, and tranquility, making it a true highlight of the property.

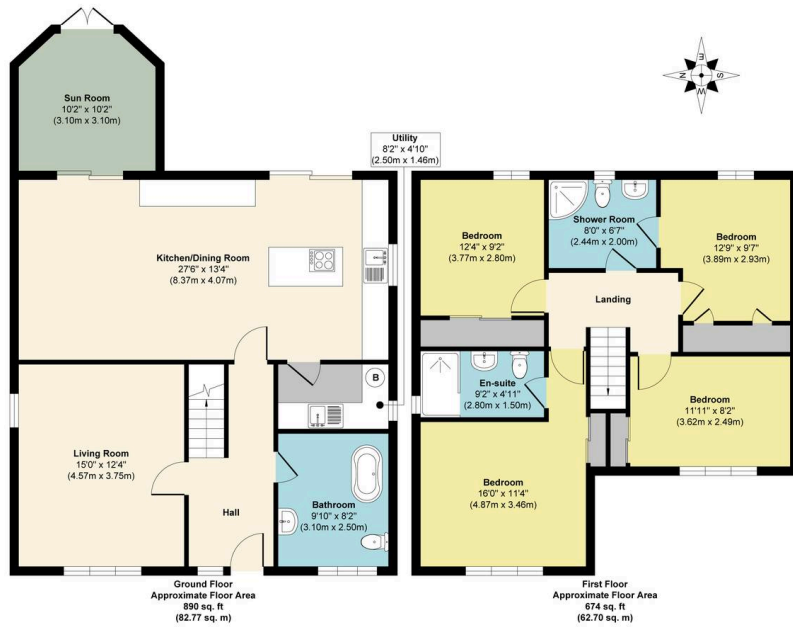
DRIVEWAY

3 Parking Spaces

A stylish Monoblock driveway providing ample parking for several vehicles. The low-maintenance design ensures convenience and ease, while the smart finish adds to the overall kerb appeal of the property.



114 Bankton Brae



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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