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136 Easter Bankton, Livingston, West Lothian EH54 9BH

Offers Over £155,000

KnightBain are delighted to present to the market this terraced villa situated in a prime location to the south west area of Livingston. The property benefits from lounge/dining room, modern fitted kitchen with French doors to garden, two double bedrooms, master with wall to wall fitted wardrobes, office, and modern bathroom, loft with Ramsay ladder, gas central heating with a combi boiler, UPVC double glazed windows and doors, garage, gardens, and long driveway to front.

Easter Bankton lies in the catchment for the well respected Williamston Primary and James Young High Schools. Also close to Livingston South Railway Station and Livingston Centre.

- Garage
- Two Double Bedrooms
- UPVC double glazed windows and doors
- EPC C
- Long Driveway
- Office
- Williamston Primary School catchment
- Fully enclosed Rear Garden
- Modern Kitchen and Bathroom
- Gas Central Heating with Combi Boiler

Vestibule

Access through UPVC door with small opaque double glazed inset. Doors to lounge/dining room and cupboard housing electric switchgear and gas meter. Quality laminate flooring throughout vestibule and lounge/dining room.

Lounge/Dining Room

20' x 14'5" at widest (6.10m x 4.39m at widest)

Spacious L-shaped sitting/dining room with front and rear facing windows, vertical blinds, eyelet curtains and pole. Doors to vestibule, fitted kitchen and staircase. Two radiators, two 3-way light fittings.

Fitted Kitchen

10' x 8'8" (3.05m x 2.64m)

Fitted with base and wall mounted units, drawers, gas hob with stainless steel splashback, electric fan assisted oven, integrated fridge/freezer, stainless steel sink, side drainer and mixer tap, complementary worktops and splashbacks. French doors to rear garden. Quality vinyl floorcovering, under unit heater and lights, 4-way spotlights.

Upper Landing

Carpeted staircase to upper landing. Doors to bedrooms, bathroom and cupboard housing combi gas central heating boiler. Hatch to loft with Ramsay ladder.

Bedroom One

14'5" x 8'9" (4.39m x 2.67m)

Spacious double bedroom with front facing window, eyelet curtain and pole. Wall to wall fitted wardrobes concealed behind sliding doors. Fitted carpet, radiator. Doors to landing and office.

Office

7'7" x 6' (2.31m x 1.83m)

Extremely useful room. Side facing window. Laminate flooring.

Bedroom Two

10'6" x 9'8" (3.20m x 2.95m)

Another double bedroom with rear facing window, eyelet curtains and pole. New fitted carpet, radiator.

Bathroom

7'6" x 4'6" (2.29m x 1.37m)

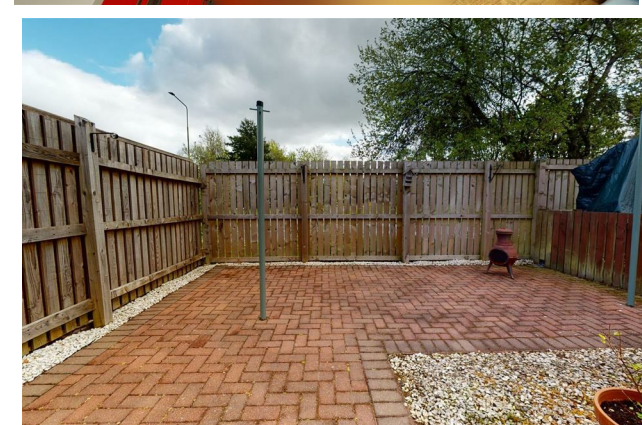
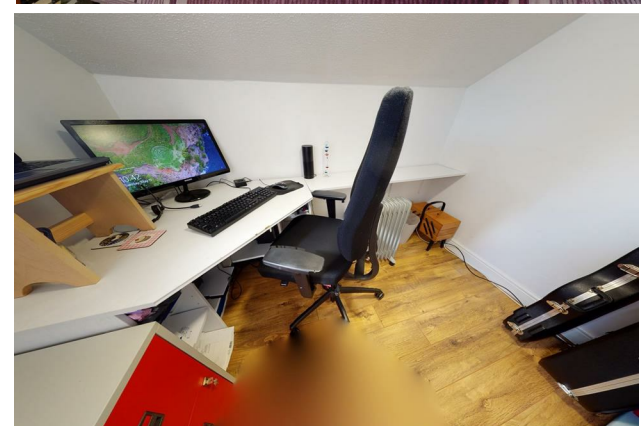
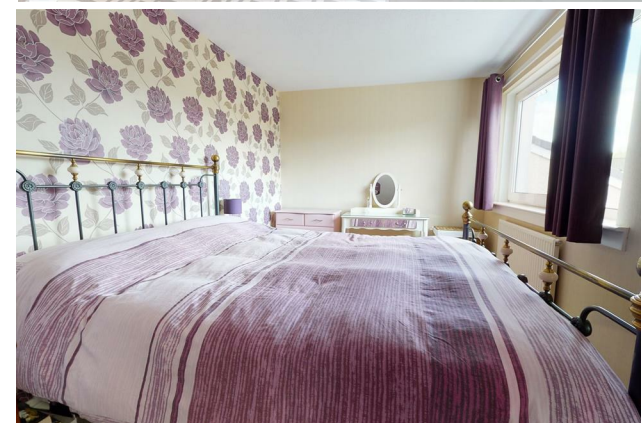
Fully tiled including floor and fitted with pedestal wash hand basin with mixer tap, dual flush WC and bath with central mixer tap, electric shower and glazed screen over. Opaque glazed window. Chrome vertical radiator.

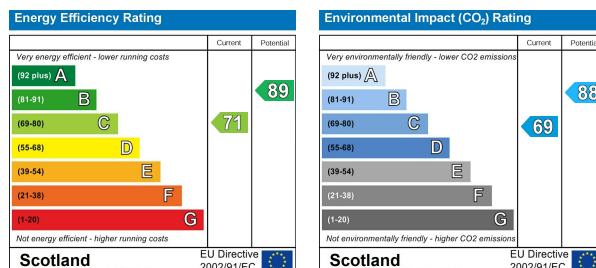
Garage

Attach garage with up and over door, side window, power, light and wter tap.

Gardens

Gardens to front and rear. The long front garden is mainly laid to grass with driveway for several cars. Fully enclosed easily maintained rear garden with monobloc and chips.





KnightBain not only offer estate agency and lettings services but Conveyancing and Financial Advice

These particulars, whilst carefully prepared, are not warranted.

Prospective purchasers should make their own enquiries to confirm the details of this property.

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