

92 Bankton Brae

Murieston, Livingston, West Lothian EH54 9LB

SNEDDON MORRISON
SOLICITORS & ESTATE AGENTS







Property Summary

This well-presented semi-detached home in the popular Murieston area offers comfortable accommodation over two levels. The ground floor features a welcoming hallway, a bright living room and a generous kitchen/dining room with French doors opening to the rear garden. A useful WC completes this level. Upstairs are three bedrooms, including a principal bedroom with en-suite shower room, alongside a family bathroom. Outside, the enclosed rear garden combines lawn, patio and gravelled areas, providing space to relax or entertain. With practical family-friendly accommodation and a convenient Livingston setting, this appealing property is an excellent opportunity for a range of buyers.

Extras: All fitted floor and window coverings, light fittings and appliances are included.

Property Features

- Three bedroom semi-detached house in Livingston
- Entrance hallway
- Spacious living room
- Kitchen/dining room
- French doors to the rear garden
- Principal bedroom with en-suite shower room
- Family bathroom
- Ground-floor WC
- Gas central heating and double glazing
- Enclosed rear garden
- Lawn, patio and gravelled areas
- Front drive with space for multiple vehicles
- EPC Rating - C



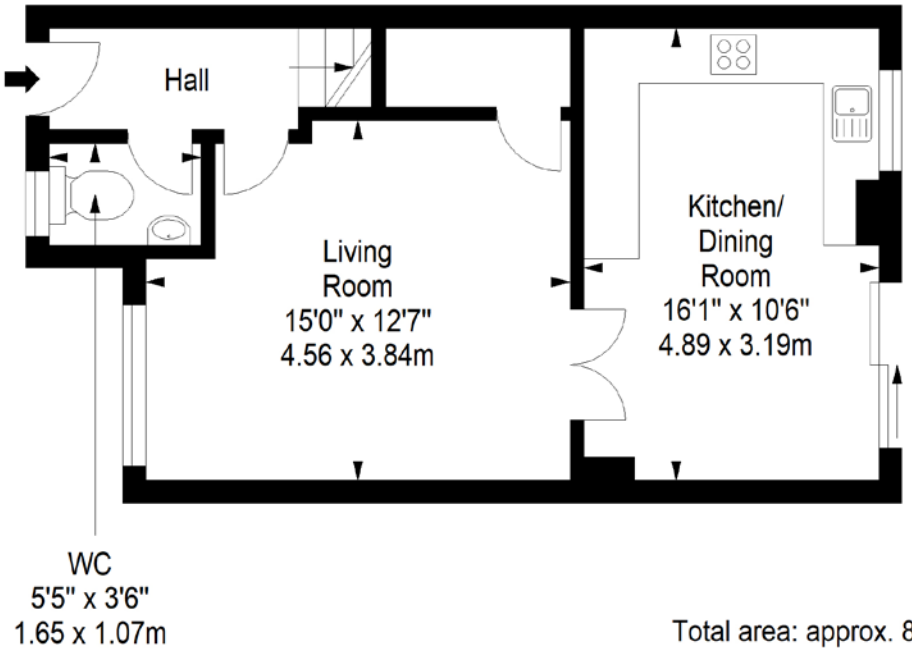




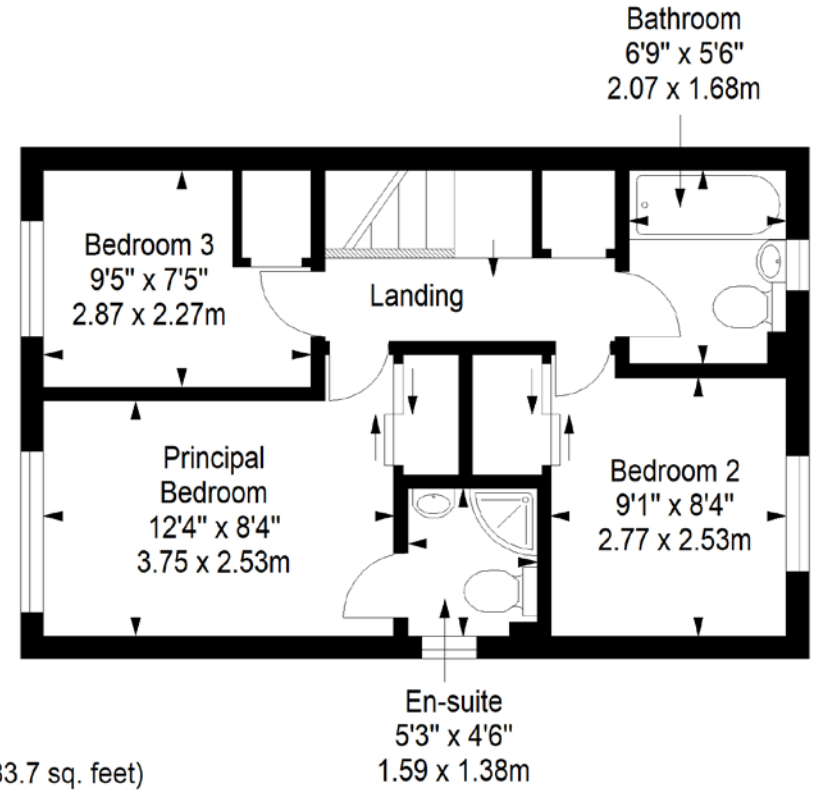


Floorplan

Ground Floor
Approx. 41.4 sq. metres (445.6 sq. feet)



First Floor
Approx. 40.7 sq. metres (438.1 sq. feet)



Total area: approx. 82.1 sq. metres (883.7 sq. feet)

All Enquiries to our Property Department:

Afton Henderson | ah@sneddons-ssc.co.uk | 01506 815832 | www.sneddonmorrison.co.uk

14 East Main Street, Whitburn, West Lothian EH47 0RB

IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106

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