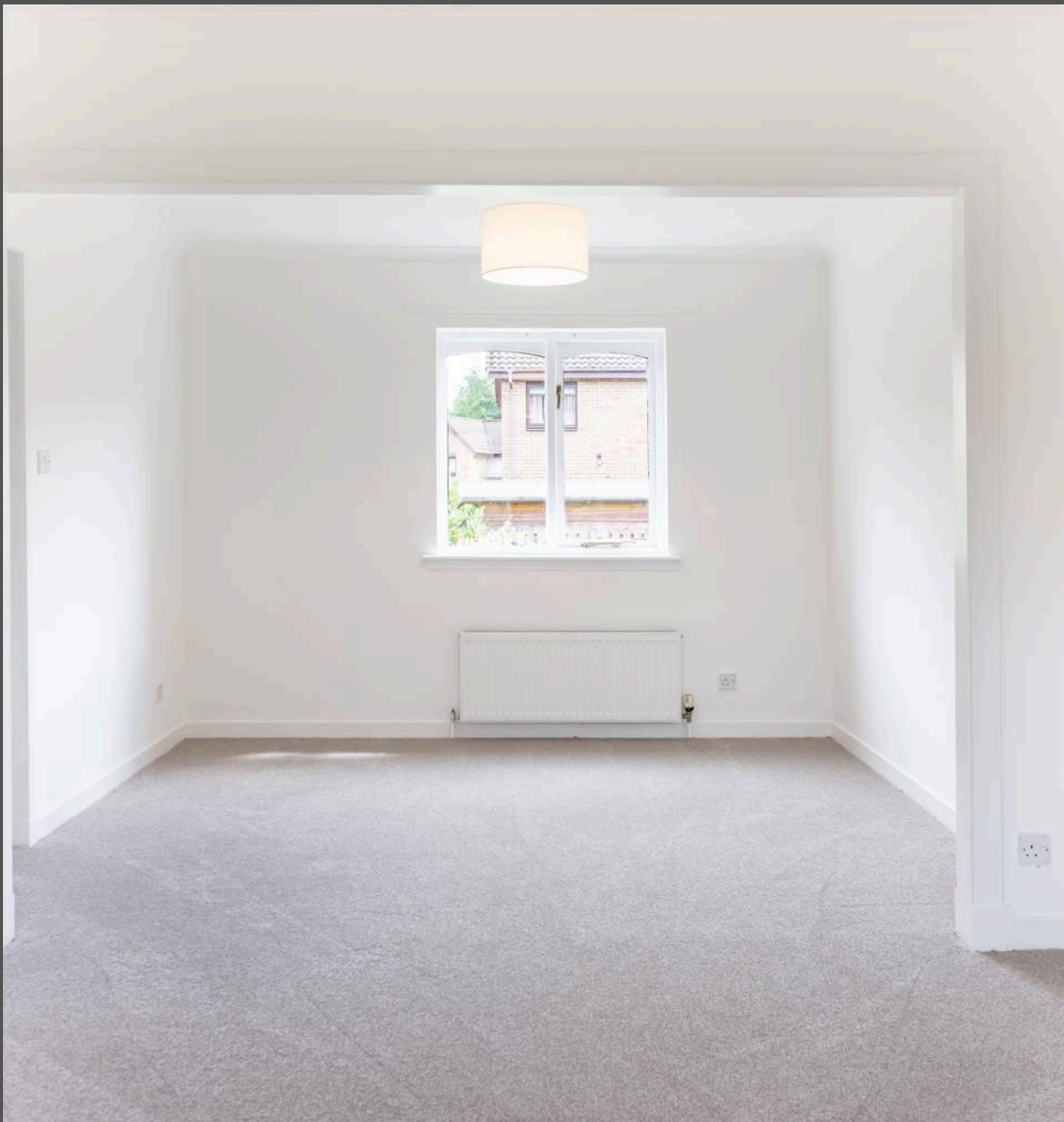




93 Bankton Brae, Murieston

Offers Over £280,000





Located in the desirable neighbourhood of Murieston, the property enjoys a peaceful setting within a cul-de-sac. There are lovely walks within the Murieston Trail, perfect for dog walkers or nature lovers looking to explore the outdoors. With a strong sense of community and easy access for the commuter with the Livingston South Train Station being easily accessible as well as close-by connectivity to the M8 Motorway.

Presenting an exceptional opportunity to acquire a truly remarkable residence, this stylish 3 Bedroom Detached House in the highly coveted neighbourhood of Murieston is sure to captivate your attention. Upon entering, you will be greeted by the spacious accommodation that awaits.

At the heart of the home lies a generously proportioned Breakfasting Kitchen, perfect for culinary enthusiasts and hosting gatherings with loved ones. The adjacent bright Lounge, with its open arch to the Dining Room, creates a seamless flow for a sociable area, ideal for entertaining guests or enjoying peaceful evenings at home. A lower level Wc adds to the convenience and functionality.

On the upper level the property boasts three spacious bedrooms, each offering fitted mirrored wardrobes for ample storage. The Principal Bedroom features the added luxury of an en-suite, providing a private sanctuary for relaxation.

The Family Bathroom is a well maintained three piece suite including bath, pedestal wash-hand basin and Wc

Externally, the property is further complemented



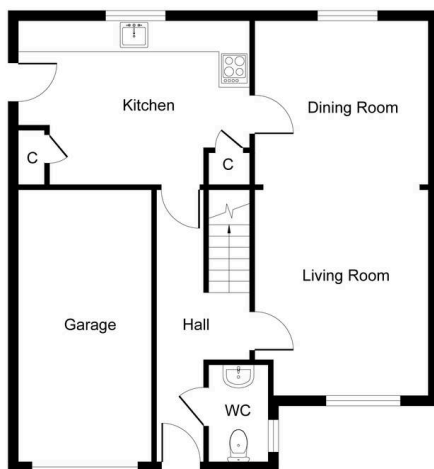
93 Bankton Brae

Murieston, Livingston

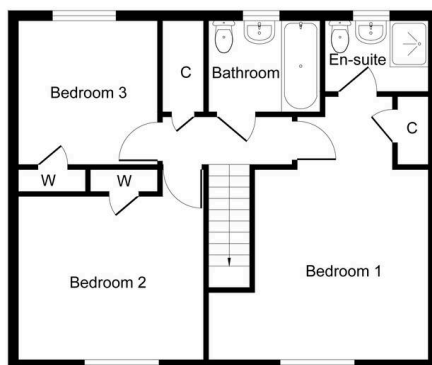
- Three Bedroom Detached House within cul de sac location
- Generous proportioned Breakfasting Kitchen
- Bright Lounge with open arch to Dining Room providing sociable area for entertaining
- Principal Bedroom with En-suite
- All Bedrooms offer fitted mirrored wardrobes
- Monobloc Driveway and Single Garage
- Sunny aspect fully enclosed rear garden
- Located in highly desirable and peaceful neighbourhood of Murieston

An exceptional well located Three Bed Detached house in Murieston. Highlights include – Spacious rooms throughout, Breakfasting Kitchen, Open plan Lounge and Dining Room, Lower Level Wc. On the upper level Principal Bedroom with En-suite and two additional double Bedrooms and Family Bathroom. Monobloc Driveway, Sunny rear garden. Ideal for those seeking a desirable location.





Ground Floor
Approximate Floor Area
696 sq. ft
(64.69 sq. m)



First Floor
Approximate Floor Area
568 sq. ft
(52.81 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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