



GILSON GRAY

LAW • PROPERTY • FINANCE

27 TORDUFF WALK
Murieston, Livingston EH54 9FJ



Set on the rural fringes of Livingston and connected to Edinburgh and Glasgow by rail, this four-bedroom, two-reception-room detached house is ideal for buyers searching for an alternative to city living. The home boasts a generous sunny living room and a stylish fitted dining kitchen with a utility room and rear access. The residence further enjoys a sunny carpeted principal bedroom with a built-in mirrored wardrobe and an en-suite shower room, a sun-facing French-doored double bedroom with a fitted wardrobe, plus two more bedrooms. Completing the accommodation is a contemporary family bathroom. Externally, the property benefits from driveway and garage parking and a spacious enclosed rear garden. Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. Appliances in the utility room are available via separate negotiation. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price.



FEATURES

- Detached house in a modern development
- Sought-after rural setting in Livingston
- Attractive contemporary interiors
- Entrance hall with storage and WC
- Southwest-facing living room
- Stylish dining kitchen with utility room
- Sunny main bedroom with en-suite and wardrobe
- Second double bedroom with a sun-facing Juliette balcony
- Two more versatile bedrooms
- Modern family bathroom
- Enclosed rear garden with decking area
- Private driveway and garage parking
- Solar Panels, Gas central heating and double-glazed windows







"WITH ITS HIGHLY DESIRABLE
RURAL SETTING, THIS
DETACHED HOME IS SURE
TO APPEAL TO A WIDE
RANGE OF BUYERS."





EPC RATING:



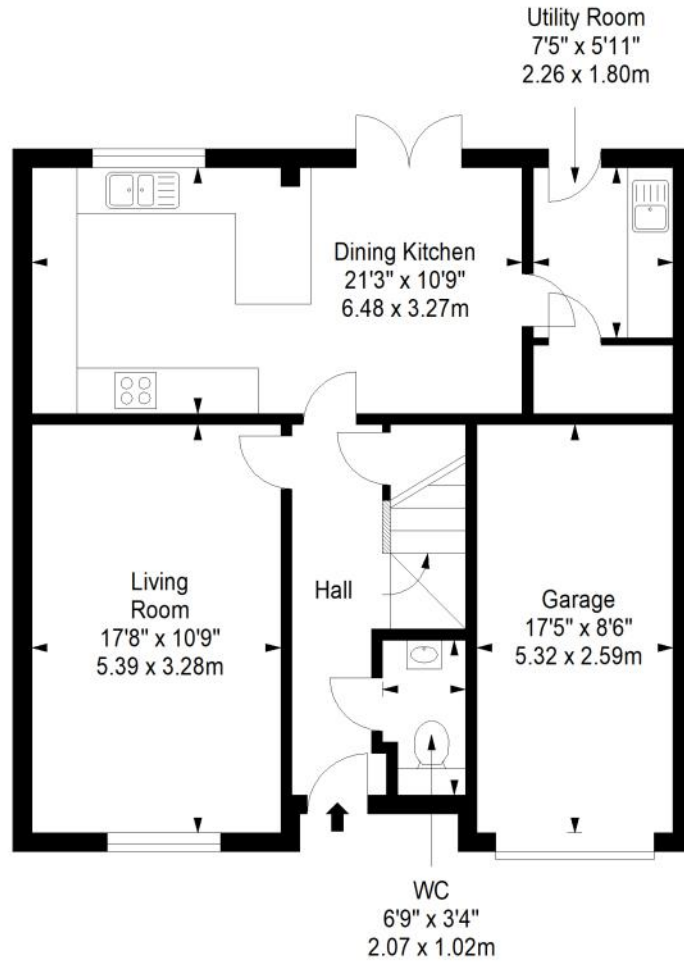
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

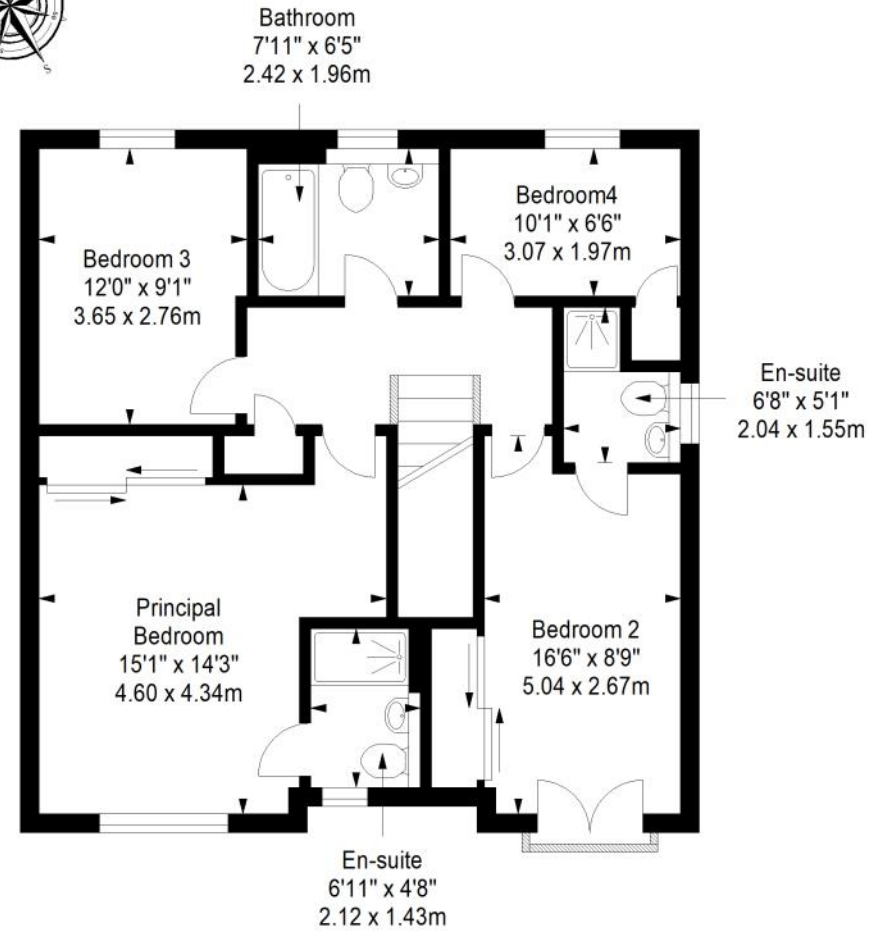
Ground Floor

Approx. 73.5 sq. metres (791.1 sq. feet)



First Floor

Approx. 73.8 sq. metres (794.4 sq. feet)



Total area: approx. 147.3 sq. metres (1585.5 sq. feet)



GILSONGRAY.CO.UK

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BORDERS

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