

## 41 TANTALLON GARDENS, MURISTON, LIVINGSTON EH54 9AT





**A MUST VIEW PROPERTY!** - Sneddon Morrison Estate Agents are delighted to offer this beautifully presented four bedroom executive detached modern villa to the market. The property is in move in condition throughout and benefits from gas central heating, double glazing, contemporary kitchen and bathroom fittings, an enclosed rear garden, double garage and driveway. Comprising:

- Entrance Hallway, Lounge, Dining kitchen, WC, Master bedroom with En-suite, Further 3 bedrooms, Bathroom, Double Garage and Garden to front, side and rear



### Offers in the Region of £300,000

This well-proportioned detached executive villa with an open outlook to the front lies in a quiet leafy location in the ever popular and highly desirable Murieston area of Livingston.

The house flows seamlessly from the minute you enter the hallway with access on the ground floor to the lounge, dining kitchen, WC and the carpeted staircase to the upper level where we access the four bedrooms, (master bedroom en-suite) and family bathroom.

The stunning contemporary kitchen, set to the front of the property, has ample matte grey base and wall-units with coordinated worktops and a Cookology island cooker hood. The kitchen also benefits from luxury vinyl flooring with under floor heating. From the kitchen we gain access to the generous size enclosed rear garden, which in turn provides access to the double garage.

On the upper level there are four good sized bedrooms, all with carpet to the floor and three out of four bedrooms with fitted wardrobes providing adequate hanging and shelving space.

The property has three contemporary bathrooms with the all having fitted modern suites with a bath in the family bathroom and a shower unit in the en-suite. Both upstairs bathrooms have under floor heating.

There is a fully enclosed generous sized garden





to the rear and this is a lovely spot to relax, entertain and enjoy the sunshine. The front garden is of an open aspect and has a large tarmac driveway to the side which provides plenty of off-street parking and access to the double garage, an area of lawn and a paved path leading to the property.

The property is fully double glazed and has gas central heating.

With flexible living accommodation and the potential to be extended subject to the relevant planning permission, this is a lovely home in a highly sought after location.

**EXTRAS** - Can be discussed and agreed with the seller.

**INFORMATION** - All sizes are recorded by laser tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.

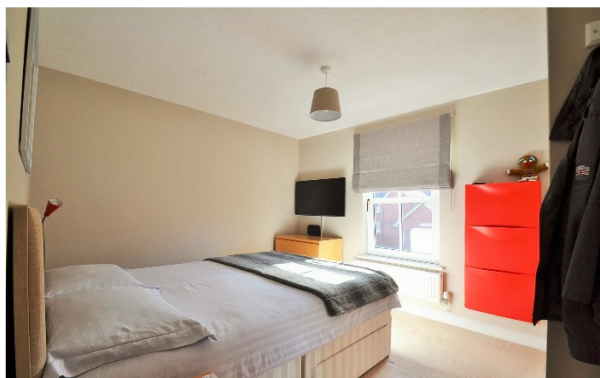
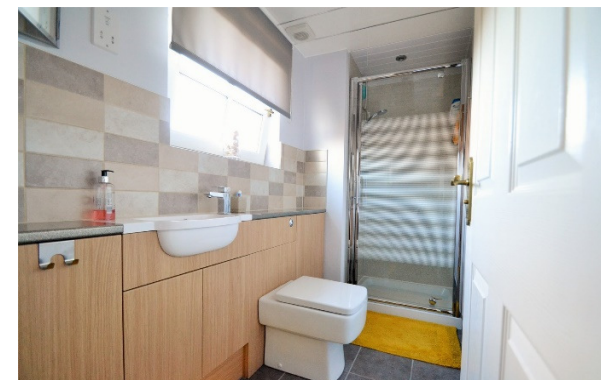
**VIEWING** - Strictly by appointment through Sneddon Morrison Estate Agents – **01501 740345**

**OFFERS** - All offers should be submitted to the Whitburn office of Sneddon Morrison Estate Agents - **Fax No. – 01501 745440**

**INTEREST** - It is important your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.

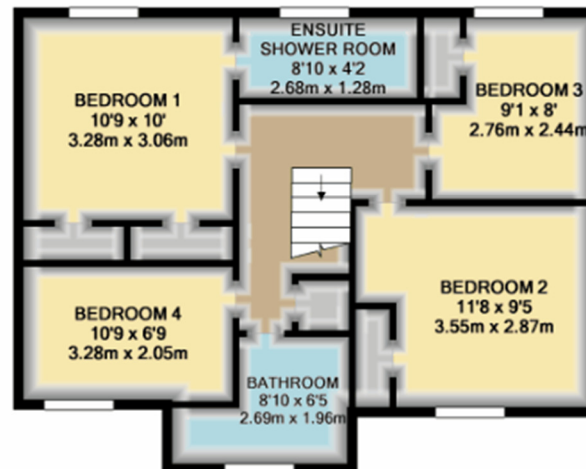
**OFFICE CONTACT** - Adam Laurie on **07970 586085** or Stacey Stirrat on **01501 740345**.

**THINKING OF SELLING?** - To arrange your FREE market valuation today simply call **01501 740345** and ask for Adam Laurie or Stacey Stirrat.





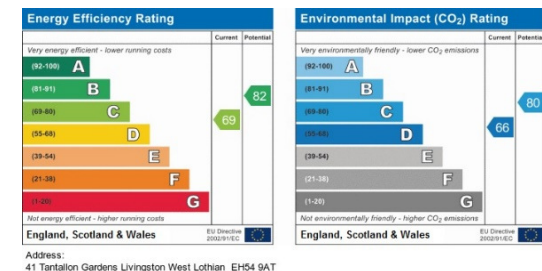
GROUND FLOOR  
APPROX. FLOOR  
AREA 591 SQ.FT.  
(54.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 546 SQ.FT.  
(50.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1136 SQ.FT. (105.6 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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#### All Enquiries to:

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**Branches at Bathgate, Blackburn, Livingston, Shotts and Whitburn**

**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