

8 Castleview Lane

MURIESTON, LIVINGSTON, WEST LOTHIAN, EH54 9HN



*AN ARCHITECTURALLY STUNNING RETREAT NESTLED
IN 1.25 ACRES OF PRIVATE LANDSCAPED GARDENS*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



THE PROPERTY

McEwan Fraser Legal is delighted to present Castlevue Lane. Also known as Sunflower House, this property is a hidden gem. Beautifully tucked away at the end of a peaceful, tree-lined lane, this stunning home offers complete privacy and is surrounded by 1.25 acres of mature, beautifully landscaped gardens. It's the kind of place where you feel worlds away from the hustle and bustle, yet just a couple of miles from Livingston's centre, making it a perfect retreat that still benefits from excellent transport links and easy access to Edinburgh International Airport.





Approaching the property, the sweeping driveway leads you past the striking architecture, inspired by the timeless elegance of Charles Rennie Mackintosh. With its grand Arts and Crafts style picture window and the distinctive rotunda stair tower, this home is full of unique charm and character. The main entrance, framed by imposing double doors, sets the tone for what lies inside—spaces that are equally stylish, functional, and filled with natural light.

Step inside and the warmth of the home envelops you. The kitchen, with its russet-coloured slate floor and bespoke wooden cabinets, is a true heart of the home. Large windows on three sides invite garden views and an abundance of light, creating a space that feels connected to the outdoors. It's easy to imagine relaxed family meals here, with the sounds of nature as your backdrop. Off the kitchen, practical spaces such as a utility room and country larder add to the effortless flow and convenience of daily life.



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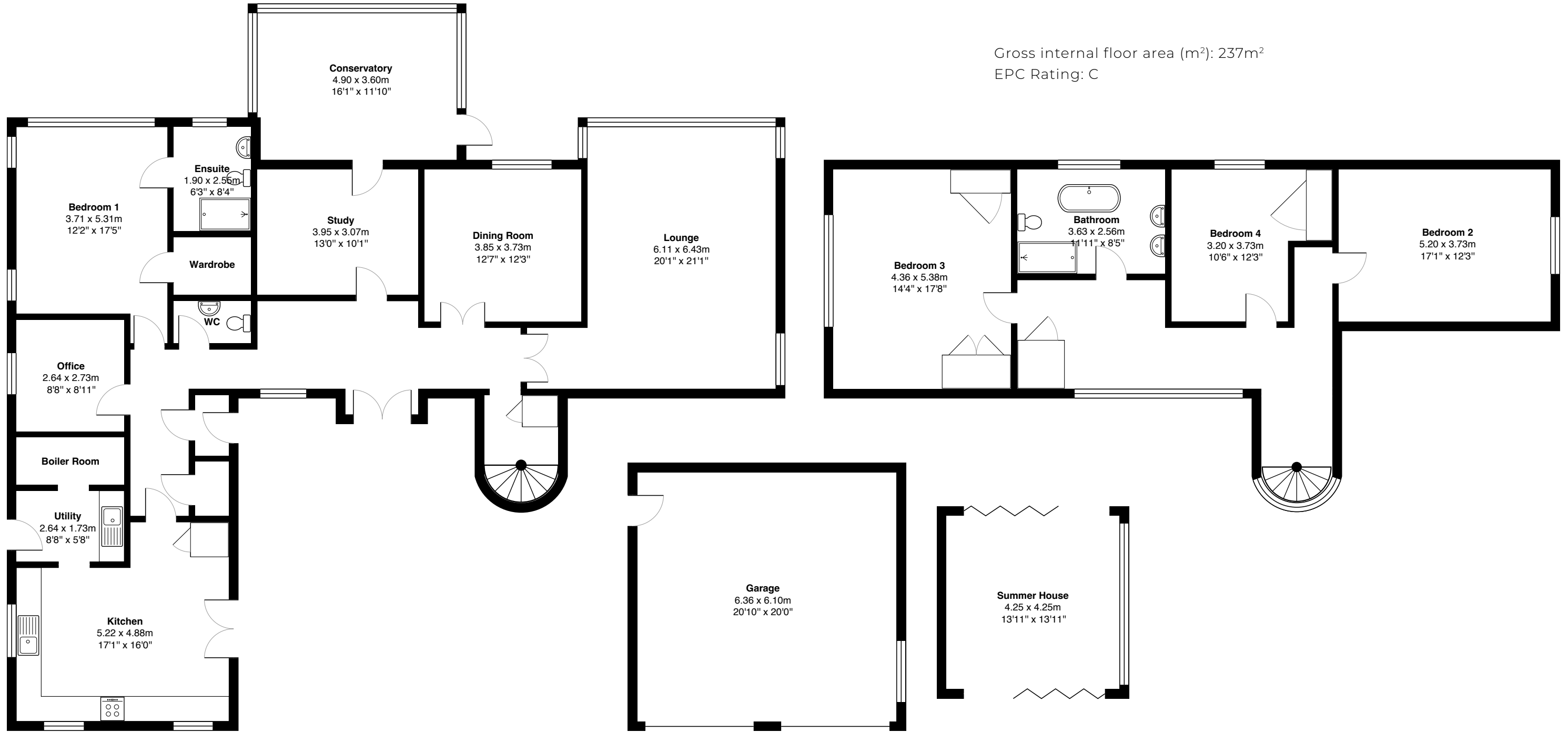


The master suite on the ground floor is a serene retreat, with full-length windows that open up to views of the lush garden. It's a room designed for peaceful relaxation, bathed in sunlight and offering a real sense of connection with nature. Just beyond, the garden room leads to a conservatory, creating a seamless blend between indoors and out. Step onto the south-facing deck and you'll find multiple seating areas, perfect for entertaining or simply enjoying a quiet moment surrounded by the beauty of the gardens.



The upper floor offers three large double bedrooms, all with charming dormer windows that give the space character and warmth. Built-in storage throughout ensures practicality, while the family bathroom is spacious and well-appointed.







Beyond the house, the outdoor space truly sets Sunflower House apart. The garden has been meticulously designed, with seasonal planting that brings year-round interest. Whether it's enjoying a quiet coffee in one of the many outdoor seating areas, or exploring the possibilities of the greenhouse and stable outbuildings, there's always something to appreciate. The converted garage space adds even more versatility, whether it's used as an office, games room, or potential annex, the opportunities are endless.

Additionally, there is a summerhouse which is perfect for entraining guests while taking in the breathtaking grounds of the garden before you.

Sunflower House is more than just a home; it's a lifestyle. The perfect balance of seclusion, luxury, and convenience. Living here means enjoying the best of both worlds, a peaceful, private sanctuary with all the modern amenities close at hand. Book a viewing today and experience the magic of Sunflower House for yourself.



THE LOCATION

Murieston, Livingston is a highly desirable residential area known for its peaceful, leafy surroundings while still being close to all the conveniences of modern living. Situated on the southern edge of Livingston, Murieston offers a perfect balance of suburban tranquility and excellent connectivity. With easy access to both the M8 and M9 motorways, Edinburgh and Glasgow are within comfortable commuting distance, and Edinburgh Airport is just a short drive away.



Families are particularly drawn to Murieston for its outstanding local schools and the abundance of parks, woodlands, and scenic walking trails, including the nearby Murieston Water and Livingston South Station for convenient rail links. The area is also well-served by local amenities, from shops and supermarkets to cafes, health clubs, and restaurants, making daily life here easy and enjoyable.

Murieston offers a lifestyle that embraces both outdoor activities and community living, all while being just a few minutes away from Livingston's thriving town centre, which boasts excellent shopping at The Centre and Designer Outlet, along with a host of leisure facilities. It's a location that truly offers the best of both worlds—peaceful suburban living with all the benefits of urban convenience.

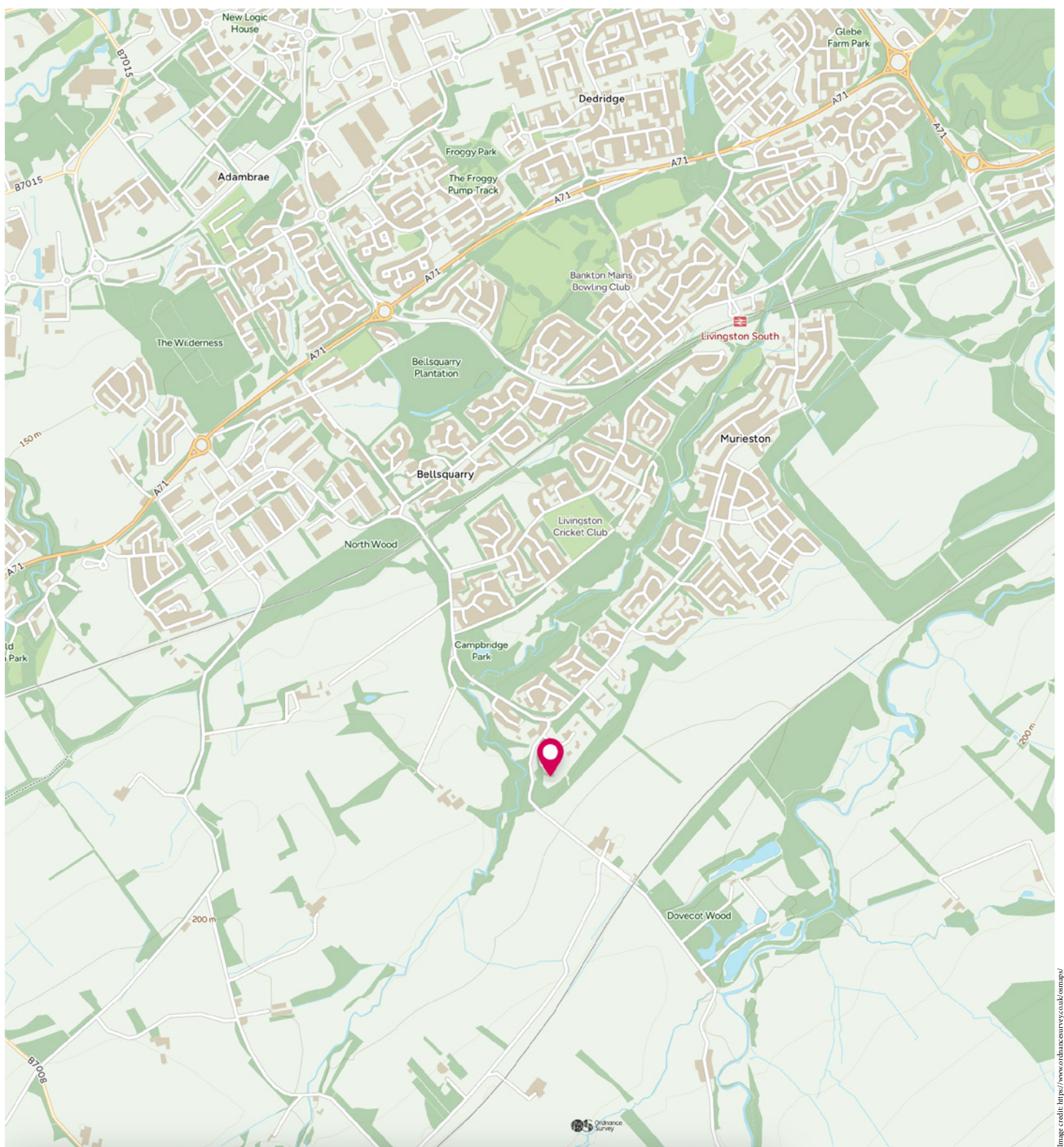


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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EMMA LYNCH
Surveyor



Professional photography
MARK BRYCE
Photographer



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