





# DESCRIPTION

Nestled in the heart of the picturesque Murieston area, this charming 3-bedroom detached bungalow offers the perfect blend of comfort and convenience. Its unique split-level design enhances the sense of space, with the dining room positioned just a few steps above the lounge, creating an inviting and dynamic living environment.

The primary bedroom is complete with an en-suite for added privacy and convenience. Two additional bedrooms offer ample space for family members or guests, while the family bathroom ensures practicality with a shower over the bath.

Step outside to discover a private rear garden, perfect for relaxation or outdoor gatherings. The driveway leads to a single garage, offering secure parking and additional storage space.

This delightful property is not just a home, but a gateway to the vibrant community and amenities of Livingston. With easy access to transportation, schools, and an array of shops and services, it promises a lifestyle of ease and enjoyment.

## The property comprises of :

- Vestibule
- Fully fitted kitchen
- Utility room
- Open plan lounge/diner
- Primary bedroom with en-suite wetroom
- Two further bedrooms
- Family bathroom with shower over bath
- Private rear garden
- Driveway to single garage

Don't miss the opportunity to make this beautiful bungalow your new home. Contact Gibson Estate Agents at 01313 297 3177 to arrange your viewing today.



# Location

Murieston, boasts The Valley Playpark, Livingston Cricket Club, country walks and cycle paths, road links and a train station to both Edinburgh and Glasgow. It is also close to local amenities, including a doctors' surgery, vets, nursery and small supermarket, and is well served by bus services. It is in catchment for the highly regarded Williamston Primary School and James Young High School. Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. Excellent road links and a train station to both Edinburgh and Glasgow.

