



17 Murieston Way  
Livingston EH54 9AR  
Offers Over £359,999

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**Caesar & Howie**  
*Solicitors & Estate Agents*





## 17 Murieston Way

Livingston EH54 9AR

An excellent home which will suit a variety of buyers is offered from this truly immaculate, three bedroom detached bungalow. Situated in a quiet cul-de-sac with in a highly sought after locale, every aspect of this property has been fully cared for and modernised. It benefits from a stunning lounge/dining room with doors leading to the extensive back garden, a fully fitted Wren kitchen, three well proportioned bedrooms with built in storage and ample off street parking. It's located within easy reach of all local amenities, schooling at all levels, shopping and excellent road and rail links to both Edinburgh and Glasgow make it ideal for the commuter. Early viewing is highly recommended to fully appreciate this property and it's position.

- **Spacious entrance hallway**
- **Bright lounge/dining room**
- **Modern fitted kitchen**
- **Three bedrooms**
- **Fully tiled shower room**
- **Extensive gardens, single garage & driveway**
- **GCH & DG**
- **Council Tax Band: F**
- **Energy Efficiency Rating: D**

Extras: All floor coverings, shutters and light fittings. Greenhouse and shed. No warranties/guarantees.

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [prop@caesar-howie.co.uk](mailto:prop@caesar-howie.co.uk)

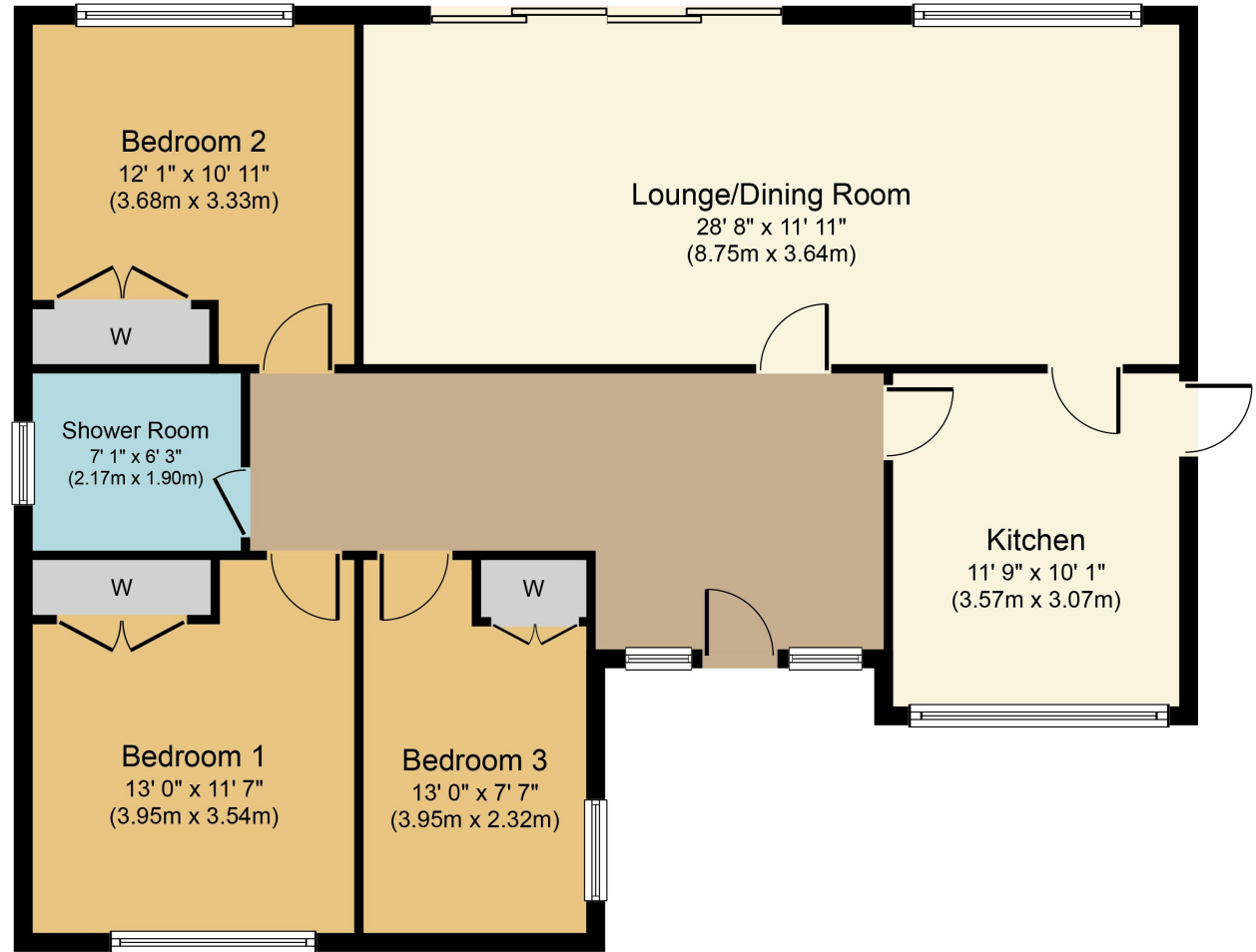




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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