



65 Murieston Valley, Murieston

Livingston



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This lovely four-bedroom detached family home, built by Barratt Homes, is located in the highly sought-after area of Murieston, Livingston. Offering excellent potential and presented in fantastic condition, it's ideal for those looking to settle in a well-connected, family-friendly neighbourhood.

Upon arrival, you are greeted by a private driveway with space for multiple vehicles, along with a garage for additional storage or parking.

As you enter the home, the open-plan living /dining area to the front of the house is bright and welcoming, with large bay windows that flood the room with natural light. This space flows into a conservatory to the rear, providing an additional area to relax and enjoy views of the low-maintenance, south-facing rear garden—perfect for family activities or unwinding in the sun.

The newly updated kitchen is modern and well-equipped with plenty of storage, and a sleek breakfast bar. French doors from the kitchen offer direct access to the garden, allowing for easy indoor-outdoor living. A separate utility room with its own back door adds to the home's practicality, along with a guest toilet located on the ground floor for added convenience.



Upstairs, there are four well-proportioned bedrooms, including the principle, which boasts a newly refurbished en-suite bathroom. The three remaining bedrooms are well proportioned, bright and airy. Completing the upper level of this home is the recently upgraded modern family bathroom.

This home is perfectly situated within walking distance of the Murieston Trail, and Murieston Cricket Club, which hosts regular book and craft clubs, fostering a strong sense of community.

For commuters, the local train station is just a 10-minute walk away, and the property lies within the catchment area for local schools, with a free school bus service available.

Combining comfort, convenience, and community spirit, this home offers an excellent opportunity for family living in a desirable location.





Approximate Gross Internal Area (Excluding Garage)= 129.4 sq m / 1393 sq ft



Illustration For Identification Purposes Only. Not To Scale (ID:1134687 / Ref:89435)



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