



10 West Kip Walk, Livingston

Offers Over £400,000

10 West Kip Walk

Livingston

Introducing 10 West Kip Walk. Nestled in the highly sought-after area of Murieston, this exquisite four-bedroom detached home offers an exceptional blend of modern elegance and functional family living. Built by Bellway Homes, this beautifully upgraded 'Pinehurst' model has been further enhanced with a garage conversion, creating an incredibly versatile living space tailored to contemporary lifestyles.

From the moment you step inside, you are welcomed by a sense of space and sophistication. The bright and airy hallway flows effortlessly into the stylish lounge, a perfect retreat for relaxation. This inviting space is designed with both comfort and aesthetics in mind, featuring a sleek media wall with a wall-mounted TV as its focal point, while a large front-facing window bathes the room in natural light, elegantly framed by modern blinds.

The heart of the home lies in the stunning open-plan kitchen, dining, and family area, an ideal setting for both everyday life and entertaining. The kitchen is finished to an impeccable standard, boasting sleek, neutral-toned cabinetry, high-quality worktops, and premium integrated appliances, effortlessly blending style and practicality. The spacious dining area is enhanced by contemporary furnishings, with natural light flooding in through French doors that open directly onto the rear garden, creating a perfect flow between indoor and outdoor living. The garage conversion has transformed this home further, offering an additional versatile living space, whether used as a second lounge, home office, or playroom, with a large front-facing window ensuring it remains bright and inviting. Throughout this area of the home, luxurious Karndean herringbone flooring extends seamlessly.

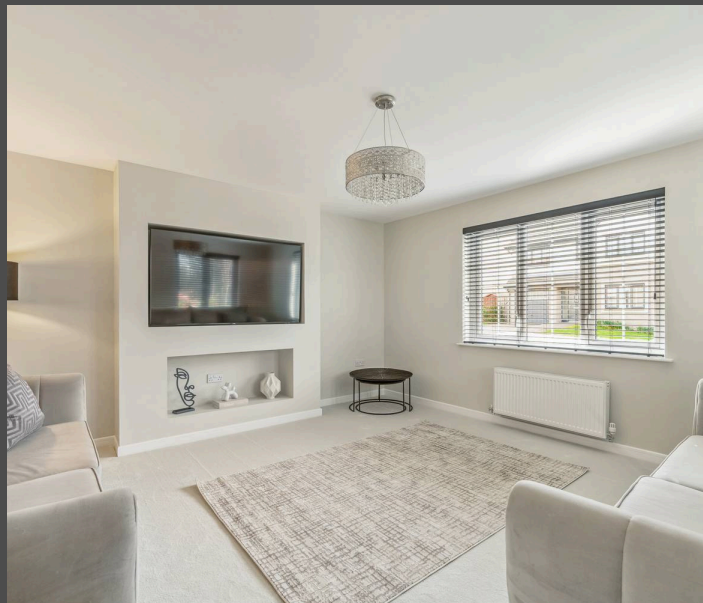


Practicality is at the forefront of the design, with a well-appointed utility room providing additional storage and laundry facilities, while the generously sized downstairs WC adds an extra touch of convenience.

Upstairs, the home continues to impress with four beautifully presented bedrooms, each thoughtfully designed to offer both comfort and style. The principal bedroom is a true sanctuary, featuring an impressive four-poster super king-size bed, mirrored wardrobes, and large windows that create a light and airy atmosphere. The luxurious en-suite is finished to the highest standard, featuring a spacious walk-in shower with sleek glass panels, chic neutral tiling, a contemporary basin, and a heated towel rail for an added touch of indulgence.

The second bedroom, located at the rear of the property, is generously sized, easily accommodating a king-size bed alongside additional furnishings.

The third bedroom has been expertly transformed into a stunning walk-in wardrobe, providing an exceptional solution for organization and style. A sleek wall of mirrored wardrobes enhances the feeling of space, reflecting the natural light from the large window. Thoughtfully designed shelving and storage solutions provide a chic display for accessories, handbags, and shoes, ensuring everything is beautifully presented and within easy reach. This well-designed space is perfect for those who appreciate both practicality and elegance.



The fourth bedroom is currently utilised as a home office, but its neutral décor and bright aspect make it a highly versatile space, ready to be adapted into a cosy reading nook, toy room, or creative studio. The large window floods the room with natural light, fostering a welcoming and productive environment. Its neutral color scheme complements any design aesthetic, making it easy to personalise to suit your lifestyle. Whether used as a workspace or an additional bedroom, this adaptable space is a valuable asset to the home.

The family bathroom is a calm and neutral retreat, featuring a modern three-piece suite and stylish half wall tiling, making it the perfect place to unwind.

Externally, this property continues to impress. The professionally landscaped rear garden has been meticulously designed for both aesthetics and practicality, featuring a porcelain tiled path and patio area, creating a stunning low-maintenance outdoor space. Professional drainage has been installed to ensure the garden remains in pristine condition year-round. To the front, a double driveway provides ample off-street parking, further enhancing the convenience of this remarkable home.



Located in the heart of Murieston, this property benefits from a fantastic selection of local amenities, including Livingston South train station, which provides easy commuting links to both Edinburgh and Glasgow. The area is well-served by highly regarded schools, including Williamston Primary School and James Young High School, making it a perfect choice for families. Nearby, The Centre Livingston offers a vast array of shops, restaurants, and leisure facilities, while Murieston Trail and Almondell Country Park provide scenic green spaces for outdoor enthusiasts.

Council Tax band: F

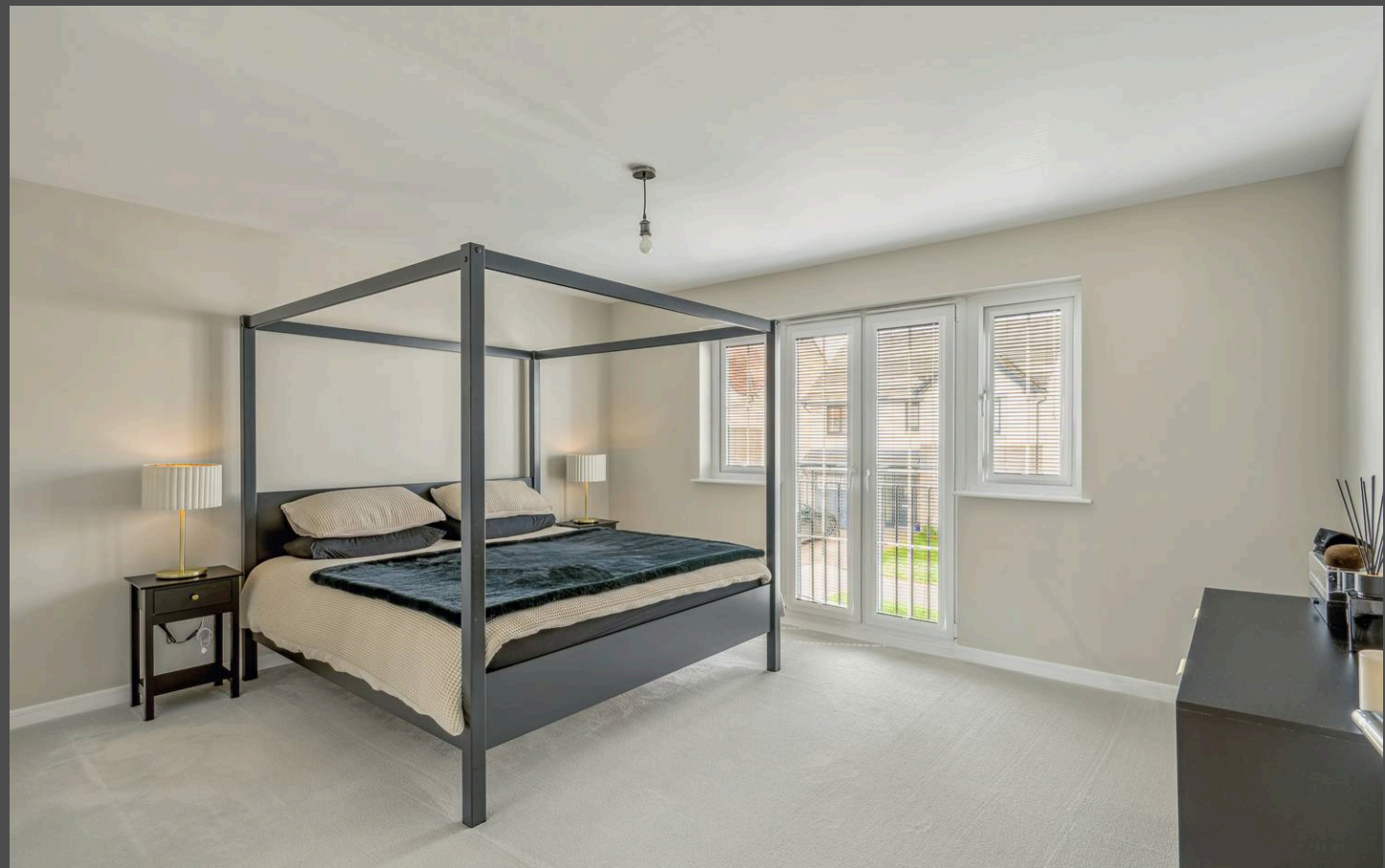
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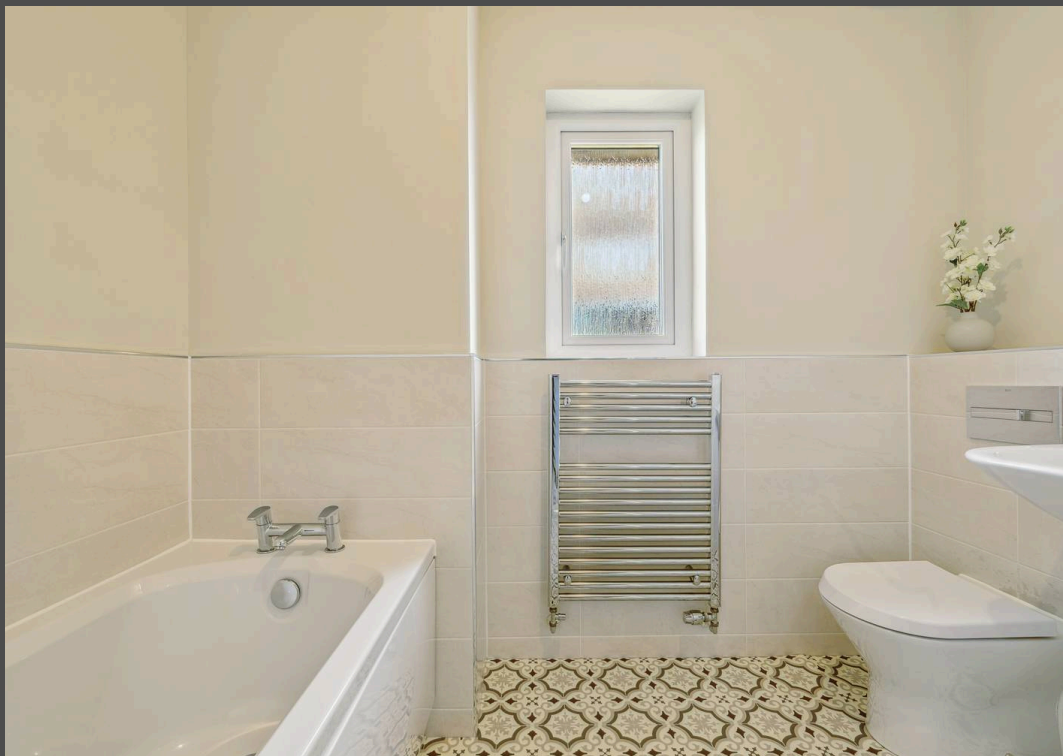
- The 'Pinehurst' by Bellway
- Stunning Open-Plan Living
- Versatile Garage Conversion
- Beautifully Landscaped Garden
- Prime Murieston Location

Rear Garden

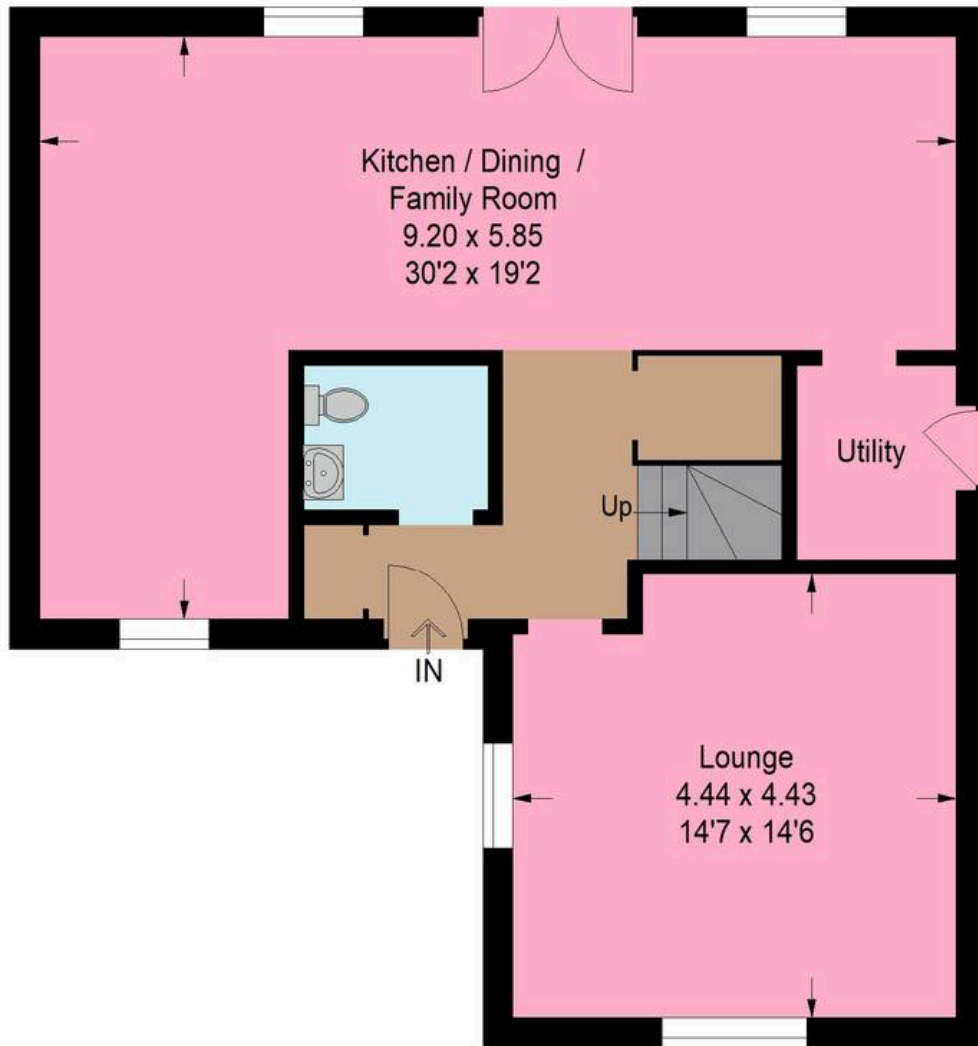
Driveway

2 Parking Spaces

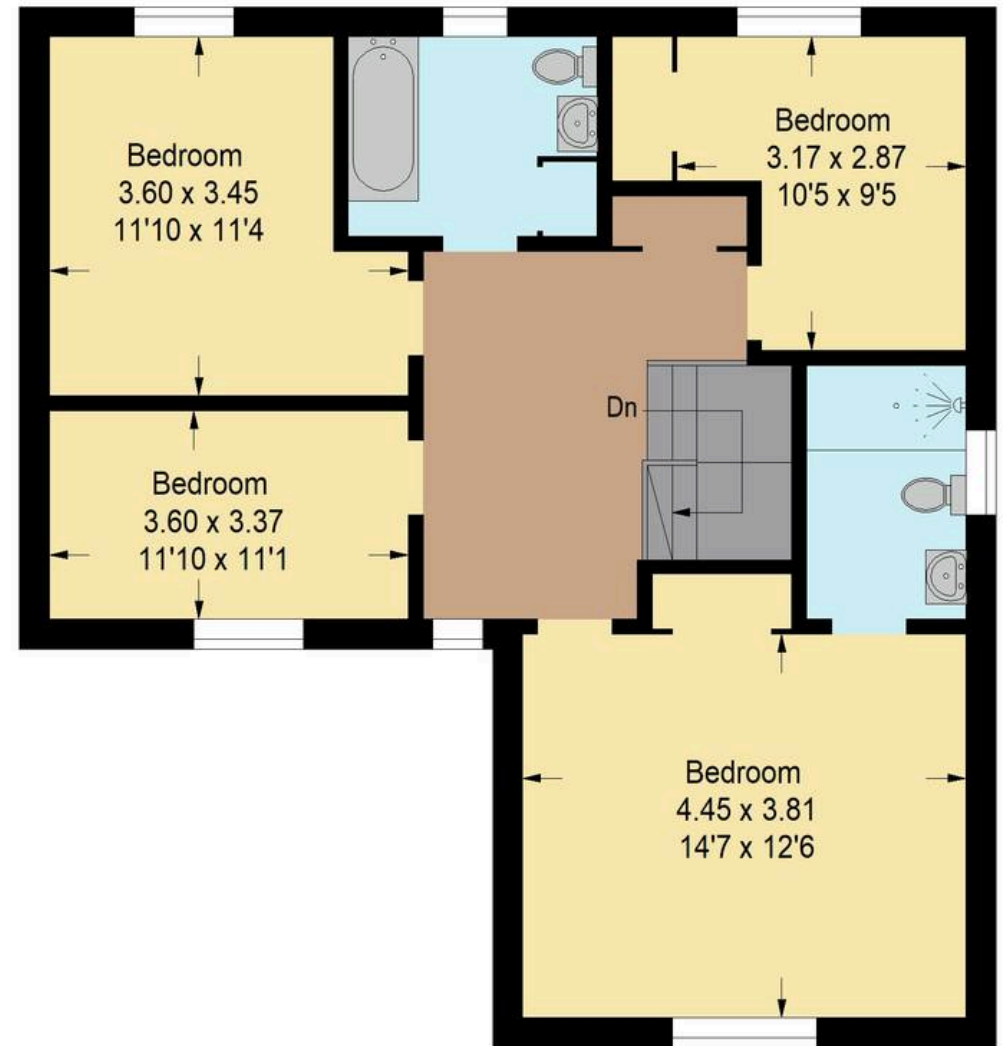




Approximate Gross Internal Area = 143.9 sq m / 1549 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1179944 / Ref:90205)



Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

