



2 Albyn Drive, Murieston

Livingston

Offers Over **£550,000**



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Murieston, Livingston

Introducing this timeless family home in an exclusive setting. Nestled within the prestigious area of Murieston, Livingston, Albyn Drive presents a rare opportunity to acquire an elegant five bedroom detached home set on a substantial, beautifully landscaped plot. Built in 1994 and lovingly maintained by the same family ever since, this impressive residence seamlessly blends privacy, space and timeless design with everyday convenience offering the very best of both worlds. From the moment you arrive the property captivates with its immaculate kerb appeal. Located on a tranquil, well maintained street, the home is fronted by a sweeping driveway, manicured lawn and mature planting hinting at the care and attention found throughout.

Step inside through the practical porch and be welcomed into a spacious and light filled entrance hallway. Warm wood tones, a grand feature staircase and a sense of open space instantly set the tone for this inviting home. To the front a beautifully proportioned dual aspect lounge bathes in natural light, complete with a charming gas fireplace the perfect retreat for cosy evenings with family.

At the heart of the home lies a stunning kitchen/diner, thoughtfully designed with an abundance of cabinetry, quality worktops and integrated appliances including oven, grill, hob, and dishwasher. The generous layout offers room for a family dining table and enjoys delightful garden views, with a sliding door that opens directly to the rear garden, ideal for al fresco dining and summer entertaining.

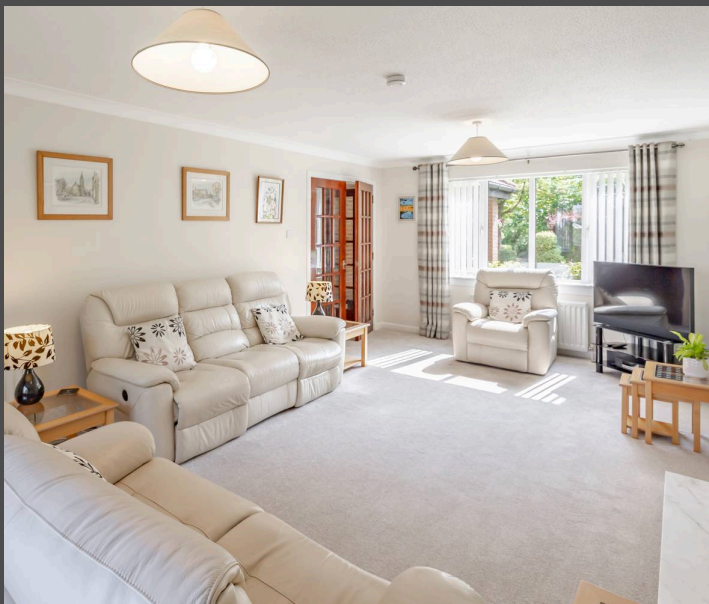


From the kitchen, you'll find a generous utility room, offering space for laundry appliances and convenient internal access to both the garden and the integral double garage. A further separate dining room enhances the entertaining credentials of this home, perfect for hosting formal dinners, festive occasions or intimate family meals in a more refined setting. Also on the ground floor is a versatile additional room, currently set up as a home office, which could easily serve as a sixth bedroom, playroom or second lounge tailored to your family's needs. A contemporary downstairs W/C completes the ground level a must have for modern family living.

Upstairs the space and luxury continue. The upper level offers five well proportioned bedrooms, four of which feature integrated storage, promoting a clutter free lifestyle. The primary suite is a true sanctuary, significantly larger than average and thoughtfully designed with three double wardrobes and an expansive en-suite. The en-suite bathroom boasts a five piece white suite, including a corner bath, separate shower and generous vanity space – a true haven of relaxation.

A bright, modern family bathroom with neutral tiling, ample storage and generous proportions completes the upper level.

The crown jewel of this exceptional home is the remarkable rear garden a private, sun drenched oasis that's simply breathtaking. Lovingly landscaped, it features a lush manicured lawn, perfect for children's play or pets alongside two generous paved patio areas that offer a serene setting for outdoor dining, entertaining or unwinding in the summer sunshine. A large garden shed, included in the sale provides ideal outdoor storage. Whether it's tranquil morning coffees, weekend barbecues or garden parties, this space delivers true lifestyle appeal.









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