



42 Murieston Valley, Murieston, Livingston

Offers Over £375,000

42 Murieston Valley

Murieston, Livingston

Welcome to Murieston Valley. Set within a highly desirable area. This beautifully maintained five-bedroom detached family home has been loved and cherished by the same owners for the past 25 years and offers the perfect combination of generous living space, excellent storage, and a prime location for family life. As you arrive, the property instantly impresses with its expansive monoblocked driveway, integral garage, and well-kept frontage. Stepping inside, you are immediately met with a warm and welcoming feel, a true sense of home. To your right, a convenient downstairs WC adds to the practicality of daily family living. Continuing along the hallway to the left, the first room you encounter is the spacious and bright living area positioned to the front of the home, where a beautiful bay window floods the space with natural light. Double doors connect the lounge to the dining room, which can also be accessed directly from the hallway, allowing the layout to flow effortlessly. The dining area comfortably accommodates a large family table, making it ideal for both everyday meals and special occasions. From here, step into the charming conservatory, a peaceful spot to enjoy the sunshine and views of the south-facing rear garden, a well-maintained outdoor haven complete with mature fruit trees, perfect for children to play and for summer entertaining.

- Highly desirable Murieston Valley location, loved by the same owners for 25 years
- Five bedrooms, all with built-in storage
- Expansive monoblocked driveway and integral garage
- Bright conservatory overlooking south-facing rear garden with mature fruit trees
- Excellent local schooling with bus stop directly outside
- Spacious lounge with bay window and connecting dining room
- Walking distance to Livingston South train station (8 minutes) with direct links to Edinburgh & Glasgow



Back inside, the kitchen sits to the rear of the property and has been tastefully refreshed, featuring marble-effect countertops paired with blue shaker-style cabinetry, creating a sleek yet timeless aesthetic. It also offers a large range cooker, space for an American-style fridge freezer, and room for a small dining table. A side door leads to the garden, while the real hidden gem here is the walk-in pantry, an impressive space housing additional storage, a secondary sink, and room for laundry appliances, keeping the heart of the home organised and clutter-free.

Heading upstairs, the sense of space continues with all five bedrooms benefiting from built-in storage. The principal bedroom suite, positioned to the rear, boasts a generous amount of fitted wardrobes and its own en-suite shower room, alongside lovely views over the garden. Bedroom two features triple mirrored wardrobes and comfortably fits a double bed with additional furnishings. At the front of the property, a versatile room currently serves as a home office but would also make a perfect nursery, playroom, or hobby space. Bedroom three, also to the front, is another great-sized double with ample storage, while bedroom four sits at the rear and is a comfortable single that can easily accommodate a pull-out double sofa bed when needed. The family bathroom completes the upper level and is a fresh white suite, fully tiled around the bath with overhead shower for easy maintenance and providing a peaceful retreat to unwind after a busy day.



This home's location is a dream for families, with a local school bus stopping right outside for both Williamston Primary School and St Ninians, as well as secondary schooling options at James Young High School and St Margaret's, ensuring easy commutes for all ages. There are also play parks within walking distance for children to enjoy.

For commuters, Livingston South train station is just an eight-minute walk away, with direct services to both Edinburgh and Glasgow, and a community centre conveniently located right next to the station.

Everyday needs are well catered for, with a variety of supermarkets across town, and those who enjoy shopping will love the choice of facilities close by. The McArthur Glen Designer Outlet and The Elements shopping centre provide extensive retail options, and Livingston is also home to several retail and business parks offering DIY stores such as B&Q and other well-known brands. Around Christmas time, coaches even run from Glasgow specifically for the area's renowned indoor shopping experience.

Murieston Valley is more than just a house, it's a home designed for comfortable, practical, and happy family living, with the space, storage, and location to match.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



REAR GARDEN

GARAGE

Single Garage

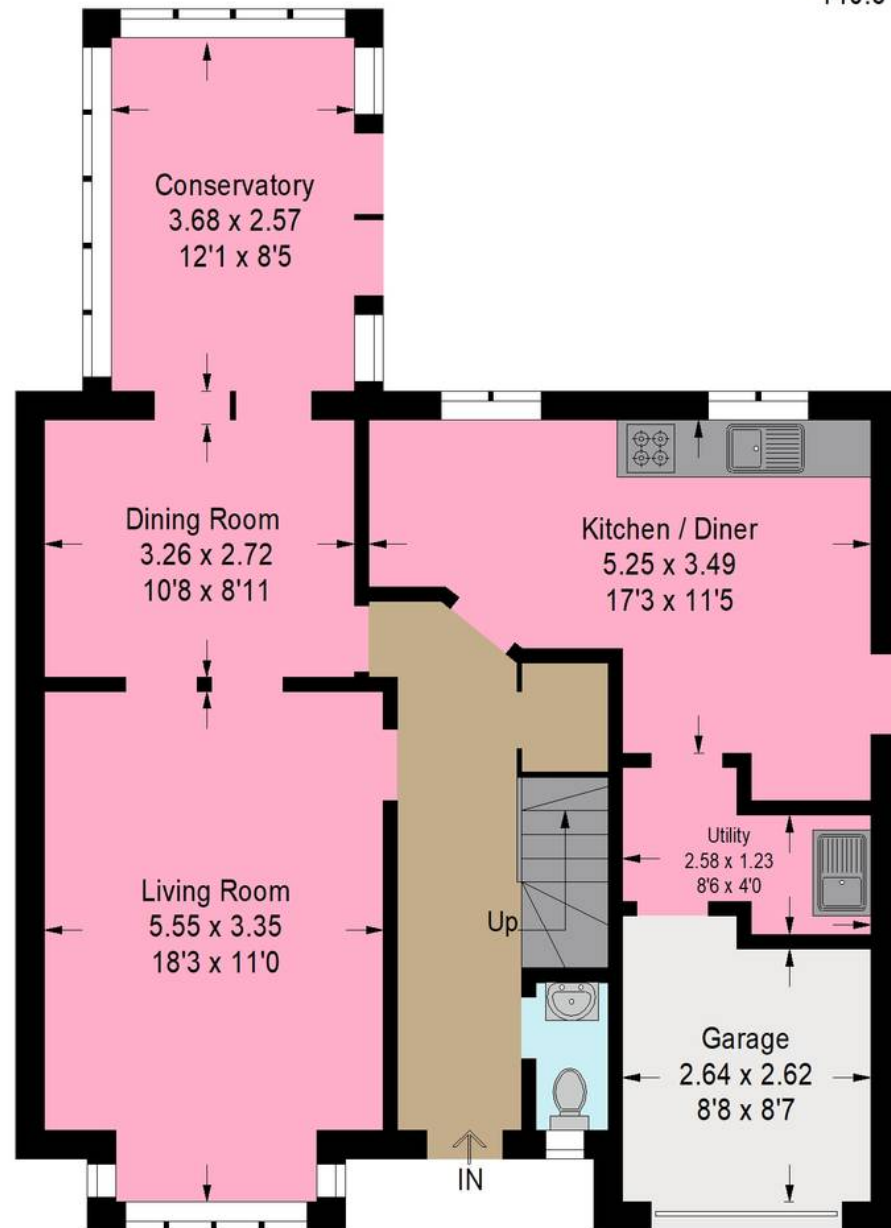
DRIVEWAY

5 Parking Spaces

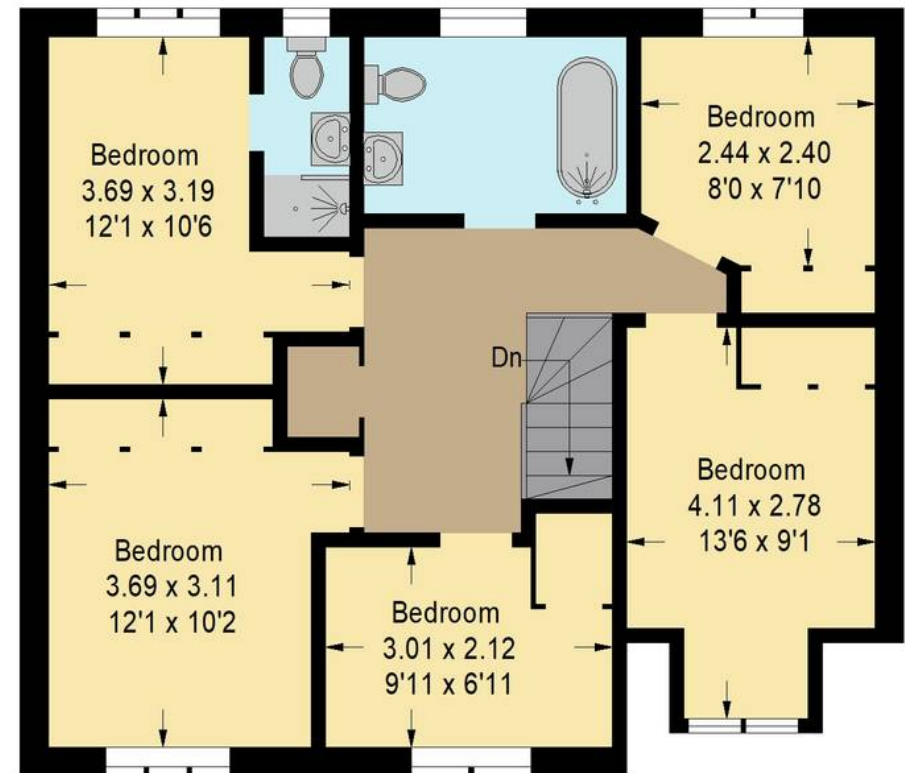




Approximate Gross Internal Area (Including Garage)
140.6 sq m / 1513 sq ft



Ground Floor



First Floor



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