



25 Albyn Drive, Murieston

Livingston

Offers Over £525,000

25 Albyn Drive

Murieston, Livingston

Welcome to Albyn Drive, one of Murieston's most sought-after addresses. Tucked away at the peaceful end of a quiet cul-de-sac, this beautifully refurbished five-bedroom detached home with double garage and spacious driveway offers the ideal balance of style, space and serenity.

From the moment you arrive the kerb appeal is astounding, manicured lawns, neat planting and a pristine façade set the tone, while the whole street has a welcoming atmosphere. All of the neighbouring homes in this exclusive development are clearly loved and well maintained, with immaculate gardens and thoughtful presentation, creating a genuine sense of pride and community the moment you turn in.

Pull into the driveway and step through the front door into a wide, light-filled hallway where you are instantly greeted by a sense of style, space and sophistication. To the left lies a modern downstairs WC, a handy convenience for family life, while to the right the lounge sits to the front of the property. Here large windows almost spanning the width of the room flood the space with natural light, making it the perfect place to relax or welcome guests. Flowing back through the hallway towards the back of the property, you reach what is truly the heart of the home: a spectacular open-plan dining and lounge area at the rear where bay windows offer panoramic views over the east-facing garden and let the morning light spill in. There is ample room for a large dining table and a second lounge or informal seating, to the left of the dining space, sits the newly fitted kitchen which is sleek and contemporary with glossy white cabinetry, quality worktops, clever LED lighting and space for casual dining, with french doors opening directly onto the garden, ideal for summer entertaining or simply enjoying the view. A separate utility room, offers additional storage solution or the perfect laundry room. Another fantastic feature of this room is the internal door offering direct access into the double garage.

- Refurbished 5-bed detached home in sought-after Albyn Drive
- Quiet cul-de-sac setting with double garage & large driveway
- Close to top schools, local amenities & excellent transport links
- Ground-floor fifth bedroom / flexible guest or office space
- Principal suite with built-in wardrobes & modern ensuite



Also on the ground floor is bedroom five, currently a gaming room but easily large enough to accommodate a double bed with ease, offering the perfect space as a guest suite or provide multi-generational living.

Ascending the soft grey carpeted stair, the landing continues the tranquillity into four further double bedrooms. The principal suite is large enough for a super-king bed, with abundance of built-in wardrobes and a fully tiled modern ensuite that feels like a boutique hotel. Bedroom two is equally impressive with generous proportions, refined modern décor and a large built-in wardrobe, while bedrooms three and four are also doubles with built in storage, one overlooking the back garden and currently used as a guest room and home office, the other beautifully proportioned with plenty of room for furniture and benefits with built-in storage.

At the centre of the landing the family bathroom is finished in neutral tiling to create a clean, crisp retreat to unwind at the end of the day. Outside, the east-facing back garden is a major feature, private, generously sized and completely enclosed with mature trees lining the rear boundary to provide a true sense of seclusion. A patio to the back of the garden offers the perfect spot for al fresco dining, relaxing or entertaining, while to the front the broad driveway, double garage and exceptional kerb appeal complete the picture.

A delightful bonus is the direct footpath from beside the house leading onto the Murieston Trail, perfect for dog walks, morning runs, family nature strolls or simply enjoying the outdoors. This home sits in the heart of Murieston, one of Livingston's most desirable residential districts, within easy reach of Bellsquarry and Williamston primary schools, The James Young High School and St Margaret's Academy. Local shops and amenities such as Morrisons, The Range, B&Q, Starbucks, a medical practice, health centre and dentist are all close by, while The Centre Livingston and the Designer Outlet are just a short drive away.



Livingston South railway station is approximately 0.9 miles from the property, providing quick connections to Edinburgh and Glasgow, and main roads such as the A71 and M8 make commuting or travelling further afield straightforward. A home of this calibre, with this level of makeover, in this location is rare, the current owners have poured attention and investment into quality finishes and flow without compromising on warmth and practicality.

For a family seeking somewhere immediately liveable, elegant yet comfortable, spacious yet manageable, private yet connected, Albyn Drive delivers in every department.

*Home not sold as seen, Integrated fridge & blinds included in sale. Light fittings and other furnishings not included.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



FRONT GARDEN

REAR GARDEN

DOUBLE GARAGE

2 Parking Spaces

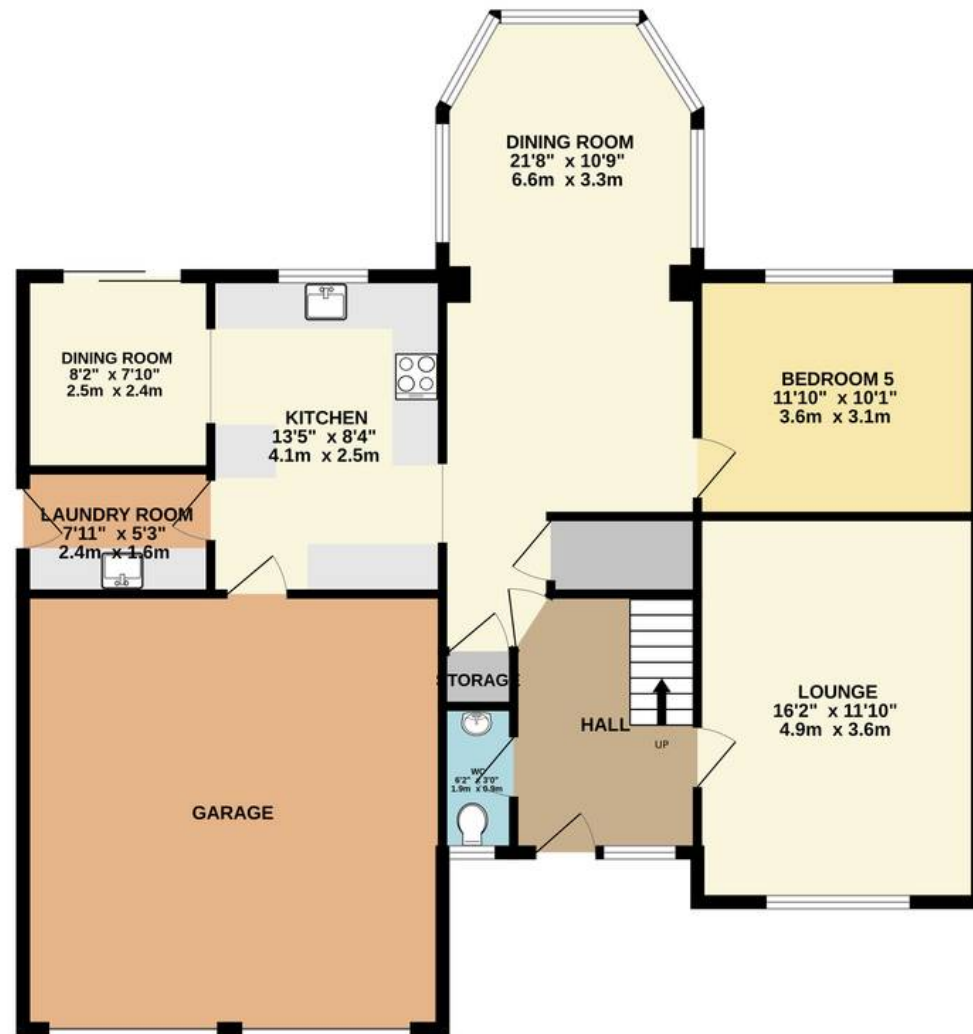
DRIVEWAY

4 Parking Spaces

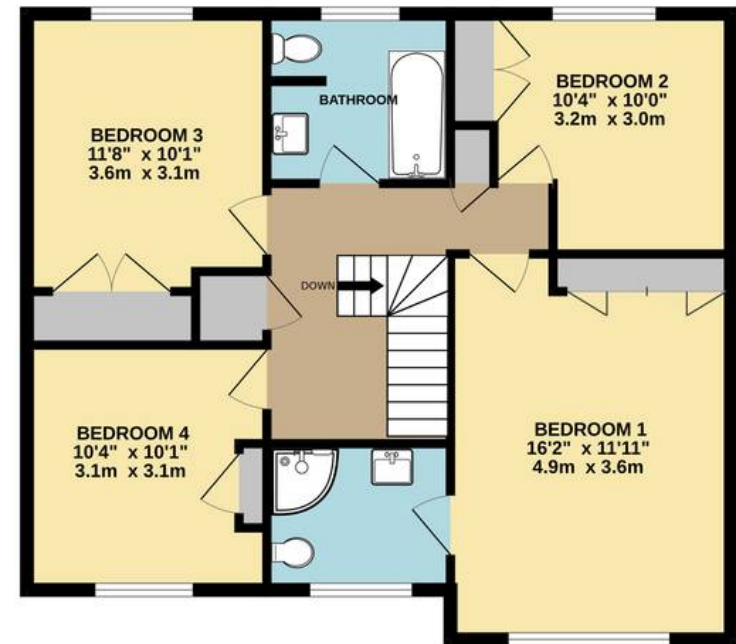




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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