










Offers Over

**£365,000**

## 88 Murieston Valley

Murieston | West Lothian | EH54 9HB

This immaculate, truly stunning detached villa with private gardens, double garage and driveway is offered to the market in true move-in condition and is quietly situated within a modern development in the popular West Lothian district of Murieston, close to fantastic amenities and transport links.

-  4 bedrooms
-  3 public rooms
-  2 bathrooms
-  Double garage
-  Private gardens
-  EPC rating - C
-  Council tax band – F



## Description

In brief the accommodation comprises; welcoming entrance hallway with WC located off, generously proportioned and bright lounge quietly located to the rear with feature fireplace, modern fitted kitchen/dining with door providing direct access to the useful utility and double garage, further light and airy sitting room which could be utilised as a further bedroom/family room, spacious principal bedroom with fitted wardrobes and contemporary en-suite shower room, three further well proportioned bedrooms and family bathroom with white three-piece suite. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances.

## Gardens, driveway & double garage

To the front there is an area of lawn together with a double driveway leading to the double garage with up and over doors. The private garden to the rear is a fantastic size and has been immaculately kept and has an area of lawn together with a patio area. The ideal space to enjoy outside dining/relaxing.

A fee is payable for the upkeep of the communal areas to Green Belt at approximately £12 per month.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

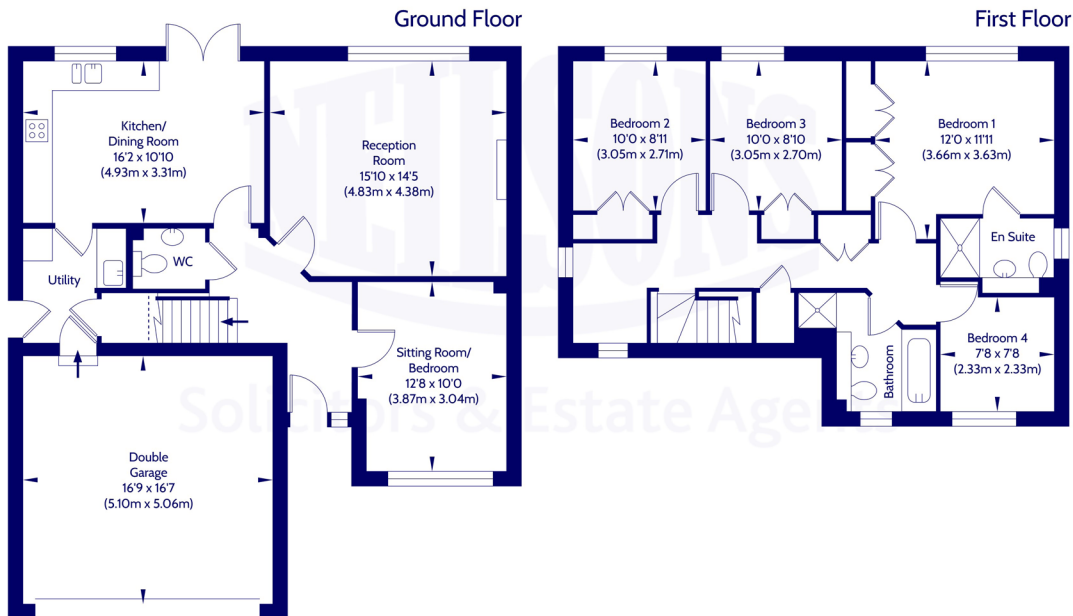
The leafy and desirable Murieston area boasts an abundance of convenient day to day amenities within close proximity including a Co-op, takeaway and hairdressers. The Almondvale Shopping Centre and Livingston Designer Outlet are only a short distance away and offer an extensive range of high-street retailers, popular restaurants, cafes and a wide variety of supermarkets. Reputable schooling is available within the area and for recreation facilities the property is conveniently positioned for access Bellsquarry Woods and the many cycle paths and woodland trails within Murieston Valley. The area has a choice of sporting and leisure pursuits including swimming pools, golf courses, libraries and sports centres with a multi-screen cinema situated within the shopping centre. The property is within walking distance to the railway station and commuter links by both road and public transport.



Approx. Internal Area 130.5 Sq M / 1405 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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