










Offers Over

£455,000

21 Birrell Gardens

Livingston | West Lothian | EH54 9LF

Quietly situated at the end of a cul de sac in a modern exclusive development in the sought after Murieston area of Livingston, is this immaculately presented, five bed detached house. Conveniently located close to local amenities, schooling, transport links and idyllic green spaces, this property would make a fantastic family home and viewing is highly recommended.

-  5 bedrooms
-  4 public rooms
-  3 bathrooms plus WC
-  Private front & rear gardens
-  Garage & driveway
-  EPC rating – C
-  Council tax band - G



Description

In move in condition, the accommodation is well proportioned and laid out over two levels. You enter into a welcoming hallway with understairs storage cupboard and handy WC. Immediately to your left is the sitting room with a box bay window and outlook to the front. There is a spacious lounge with a gas fire and fireplace and double glazed doors leading through to the conservatory which has a door to the rear garden. The dining kitchen is sleek and modern with white wall and base units with co-ordinating worktops, a door to the garden and there is a useful utility room with doors leading to the side of the property and garage. Finally on this level is a family room (converted from one half of the previously double garage) which would also make an ideal office or study.

Moving upstairs, there are five spacious bedrooms, four of which have built in wardrobes with the fifth having a storage cupboard. Bedrooms 1 and 2 benefit from their own en-suite shower rooms. Completing the accommodation on this level is the good sized family bathroom with four piece suite. There is also a partially floored attic with Ramsay ladder and light.

The property further benefits from gas central heating and double glazing.



Extras

All fixtures and fittings are included in the sale along with the 5 ring gas hob and double oven, integrated under counter fridge and freezer, integrated dishwasher, washing machine, tumble dryer and garden shed.

Gardens & Garage

There is a well established, fully enclosed tree lined garden to the rear which is laid to lawn complete with decking and a patio, offering an ideal area for outdoor dining in the warmer months, and a safe space for children and pets to play. There is an integral garage, a large driveway offering off street parking for several cars and on street parking is also available.

Factoring

The communal grounds around the development are maintained by Hacking & Paterson with a quarterly charge of approximately £90.

Viewing

By appointment through Neilsons (0131 625 2222).





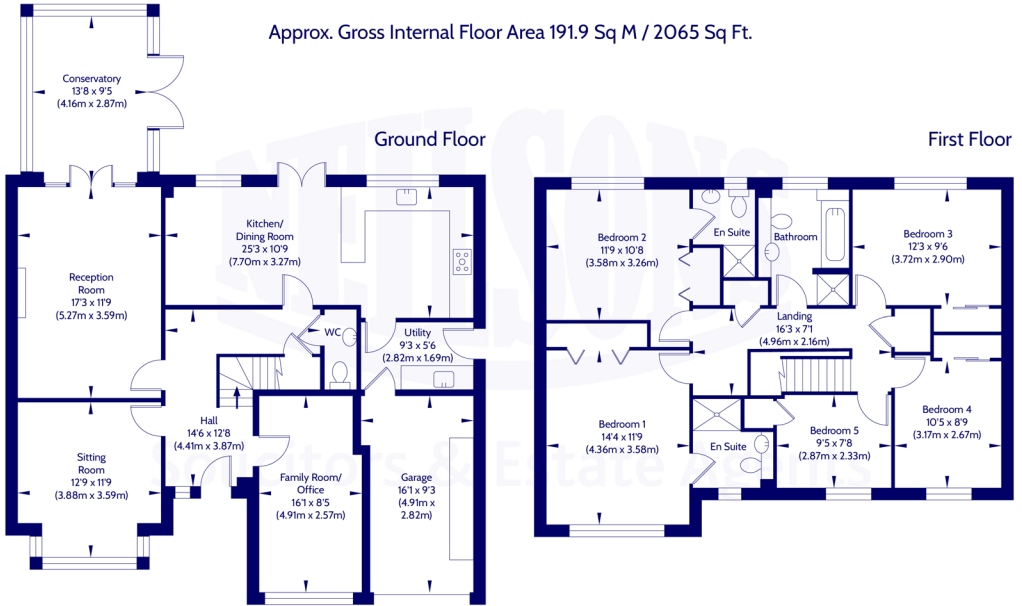
Location

Birrell Gardens is in the sought after Murieston area of the thriving town of Livingston, ideally situated for commuting to Edinburgh, Glasgow and the surrounding towns and villages. There are excellent motorway and main line rail links with Livingston North Railway Station within easy reach of the property and Livingston South Railway Station within walking distance, plus a regular bus service. Murieston itself boasts an array of woodland trails, country walks, cycle paths and superb local amenities. Education is well served with excellent schooling at all levels nearby. Livingston has an excellent range of shopping and leisure facilities. There is a large indoor mall at The Centre which plays host to the majority of High Street names alongside Livingston designer outlet. All the larger supermarkets are represented and there are also numerous eateries. There are plenty of leisure opportunities available including a theatre, a multi-screen cinema, a leisure pool, several sports centres, golf courses and the well recognised Bankton House Hotel and Livingston Cricket Club.





Approx. Gross Internal Floor Area 191.9 Sq M / 2065 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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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