









Solicitors & Estate Agents



# 10 Albyn Drive

Murieston | Livingston | EH54 9JN

Neilsons are delighted to present to market this detached extended villa, forming part of an established modern development in the popular West Lothian district of Murieston, close to local amenities, transport links, schooling and green spaces. Occupying a prime corner plot in the cul de sac, the property is immaculately presented throughout, with well proportioned, flexible accommodation and is a fantastic family home.

-  5 bedrooms
-  3 public rooms
-  2 bathrooms plus WC
-  Front and rear gardens
-  Double garage & driveway
-  EPC rating – C
-  Council tax band – G



## Description

In move in condition throughout, you enter a welcoming entrance hall with storage, a handy WC, and door to the garage, and to your right is a bright and airy dual aspect lounge with decorative fireplace and a sliding door to the rear garden. Glazed double doors lead from here to the family room, which is also dual aspect allowing plenty of natural light to flood the room, with bespoke ample built in storage and French doors to the rear. A real highlight of the home is the large, modern kitchen with a range of sleek white wall and base units with co-ordinated worktops, understair storage, and doors leading into the large conservatory which is currently used as a dining room, making this the perfect space for cooking, eating and entertaining. A useful utility room offers further cooking facilities, and access to the side garden where the shed is housed. Completing the accommodation on this level is bedroom five which would also make a great home office/ study.



Carpeted stairs take you to the naturally lit upper landing and here you will find the principal bedroom suite, which comes complete with built in wardrobes and dressing area, steps down to the main bedroom space, and an en-suite shower room. There are three further bedrooms, all with built in wardrobes, and a stylish family bathroom with a white suite, heated towel rail and double ended bath with an overhead rainfall shower plus a hand held shower attachment. The property further benefits from gas central heating and double glazing.

## Extras

Included in the sale will be the 5 ring gas hob and electric oven, fridge/freezer, integrated microwave, and dishwasher, along with the second oven and integrated fridge/freezer in the utility room, the washing machine, tumble dryer and garden shed.

## Gardens and Parking

A neat front garden with lawn welcomes you to the property and to the rear is an extensive fully enclosed, garden laid to lawn and bordered by trees ensuring privacy, with a patio area offering an ideal place for dining in the warmer months and a safe space for children and pets to play. There is a double garage with a Hormann electric door, power and light, a large driveway provides off street parking for several cars, including an additional area designed to accommodate an oversized or recreational vehicle, and on street parking is also available. There is also a smart EV charging point. A small charge of £16 per year is payable to the Residents Association to cover common grounds insurance.

## Viewing

By appointment through Neilsons (0131 625 2222).







## Location

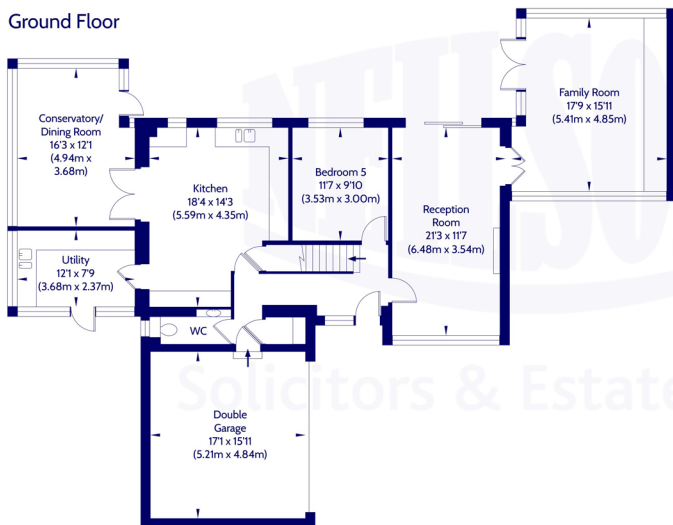
The sought after Murieston district of Livingston is well placed for those commuting daily with regular rail links to Edinburgh & Glasgow from Livingston South station, with Edinburgh International Airport a short drive away. Alternatively, major access roads including the A71 and M8 allow for ease of travel out with the area. Within the immediate vicinity there are a wide range of amenities and facilities to meet every day needs including shops and supermarkets, with The Centre Livingston, and Livingston Designer Outlet just a short distance away offering a more extensive range of high street named shops and services including restaurants, cafes and a multi-screen cinema. Reputable schooling is available within the area and for recreation facilities the property is conveniently positioned for access to 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 and sports centres.



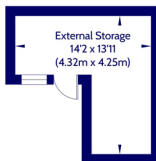
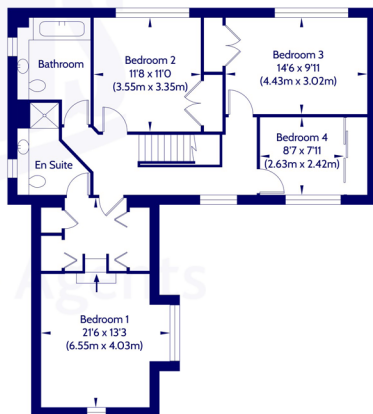


Approx. Gross Internal Floor Area 210.27 Sq M / 2264 Sq Ft.

## Ground Floor



## First Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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