

cruise
ESTATE AGENTS

OFFERS OVER

£595,000

Skivo Wynd
Murieston, EH54 9GY

PROPERTY SUMMARY

Set amidst substantial, mature garden grounds within the exclusive cul de sac of Skivo Wynd is this exceptional modern five bedroom detached family home. Conveniently situated close by to Livingston South Station for those commuting into Edinburgh or Glasgow, this beautiful property's leafy location offers the best of both worlds. With spacious, flexible accommodation and fully enclosed child friendly garden, this stunning home offers a family the opportunity to acquire their forever home.

The well-appointed accommodation comprises; attractive double storm doors giving access to entrance vestibule, broad and welcoming reception hallway with storage, office/bedroom five, two-piece cloaks/wc, stunning front facing lounge flooded with light from the South aspect and with feature fireplace, and formal dining room with patio doors leading onto raised timber deck ideal for al fresco dining, dining size kitchen is open plan to a fabulous lounge/family room conducive to modern family living with French doors to garden, and utility room.

Accessed via a striking solid wood turned staircase is a sizeable upper landing, and four generous double bedrooms all with fitted wardrobes. The master-bedroom benefits from having its own dressing room and four-piece en-suite

5



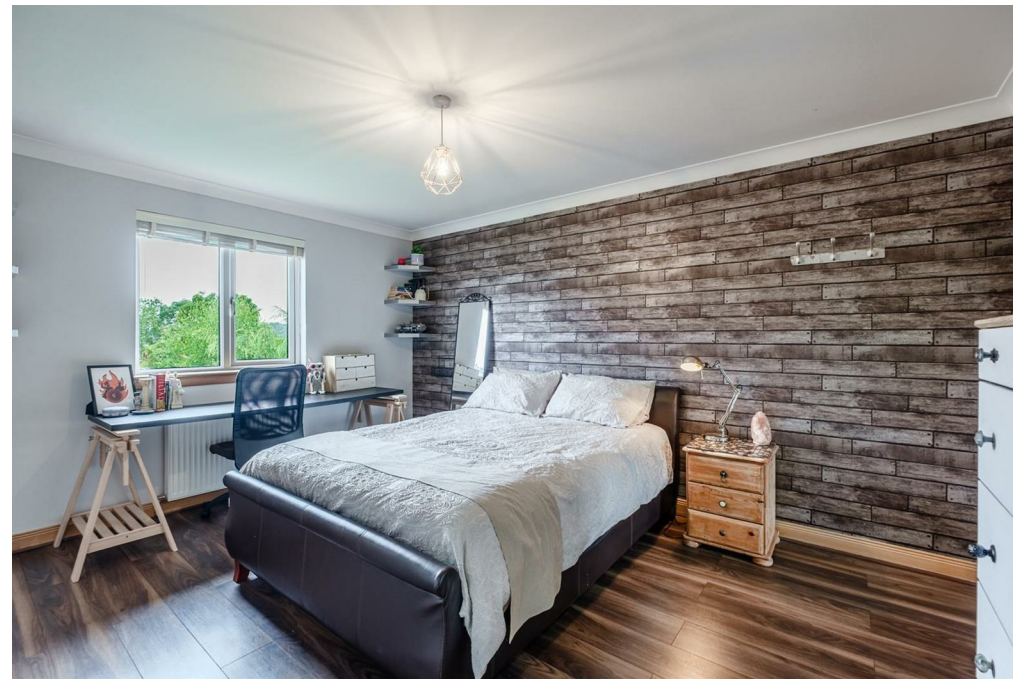
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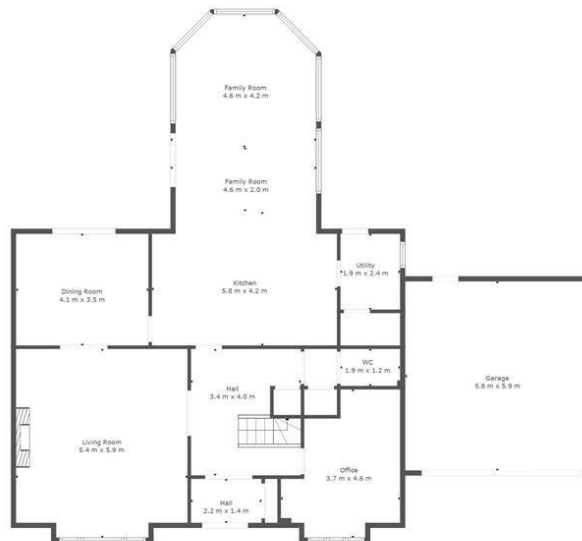








Floor 2



Floor 1

This Floorplan Is Intended To Give An Indication Of The Layout Only.

LOCAL AUTHORITY

West Lothian

TENURE

Freehold

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	79	84
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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