



**23, Ossian Drive, Murieston,
West Lothian, EH54 9HL**



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Set in a delightful family friendly locale, this amazing home is located in a much sought-after area of Murieston. This would make an ideal purchase for a young couple, a family or somebody re-locating.

Murieston retains its unique village atmosphere, whilst remaining within easy reach of the excellent amenities that Livingston has to offer. There are a few local shops, and The Centre and Livingston Designer Outlet Centre are only a couple of miles away, offering a large range of high street shops, supermarkets and banking facilities. Leisure amenities are all close at hand with a multi-screen cinema, leisure pool and further sports facilities are available locally. Commuter links are good from this area, via the local Livingston South railway station, offering rail links to both Edinburgh and Glasgow and Edinburgh airport is within easy reach. In addition, there is easy access to both the A71 and M8 making this an ideal location to enjoy the quieter lifestyle, while still within commuting distance of the major cities. Bellsquarry and Williamston primary schools offers both nursery and primary education and afford good reputations, as does the local high school, The James Young High School.

Front Garden and Garage

The inviting approach to the property includes a paved driveway, with decorative stones bordering the garden, and a pathway to the front door. The garage has an up and over door with power and lighting inside.

Entrance Hallway

The welcoming entrance is accessed through a door with feature glass allowing in natural light. The contemporary décor begins with laminate flooring and painted walls. There is a ceiling light, a smoke detector, a radiator, a telephone socket and a power point to complete this area.

Living Level Toilet

1.640m x 0.834m (05'04" x 02'08")

This lovely room has been painted in neutral tones with a tiled splashback and vinyl to the floor. The suite comprises of a white close coupled toilet and a white pedestal sink. A window to the front of the property, a radiator, a ceiling light and an extractor fan are also provided.

Lounge

4.428m x 3.708m (14'06" x 12'01")

This fabulous room provides a room for modern living with neutral tones to the walls and carpeted flooring. The feature fireplace houses a gas fire and creates a focal point to the room. Bay windows to the front of the property allow in lots of natural light and this is enhanced by a ceiling light. A radiator, a television aerial socket and power points are also provided.





Dining Room

3.425m x 2.456m (11'02" x 08'00")

This bright room provides a separate room for dining, or other uses. The modern décor continues with neutral tones to the walls and laminate to the floor. Double doors lead to the conservatory. A ceiling light, a smoke detector, a radiator and power points are included.

Conservatory

5.243m x 3.046m (17'02" x 09'11")

This large room provides additional living space. An abundance of light enters through the windows and doors, opening to the rear garden, on three sides. Finished with carpet to the floor and one exposed brick wall, the modern feel continues. There are power points also supplied.

Kitchen

4.903m x 3.413m (16'01" x 11'02")

This unusually shaped kitchen provides lots of character and has an abundance of wall and floor mounted units with wooden frontages and brushed chrome handles. The co-ordinating work surfaces, cream tiled splashbacks and painted walls continue the contemporary décor, along with the tiled flooring. There is space for a range-style cooker, under counter dishwasher and large American-style fridge-freezer. The cooker hood will be included in the sale. The sink area comprises of a stainless steel one and a half sink with mixer tap and drainer. Windows and double patio doors to the rear of the property allow in lots of natural light, with two ceiling lights enhancing this. A built-in understairs cupboard, power points, a heat detector and a radiator.

Utility Room

2.633m x 1.619m (08'07" x 05'03")

This useful room has a work surface providing under counter space for up to three appliances. The walls have been painted and there is vinyl to the floor. A half-glazed door to the side of the property and a ceiling light. An attic hatch, a radiator and power points complete the room.

Stairs and Landing

Cream carpeted stairs lead to the upper landing with the décor creating continuity with painted walls. An integrated cupboard, a ceiling light, a smoke detector, power points and access to attic.

Principal Bedroom

3.657m x 2.550m (11'11" x 08'04")

This modern bedroom has been decorated with one feature papered wall and grey tones to the remaining walls with a fully fitted carpet to the floor. Windows to the rear of the property allow in natural light and there is ceiling lighting. There is a radiator and power points also included.

En-Suite Shower Room

2.066m x 1.349m (06'09" x 04'05") into the shower

This useful room for modern day living has a wall mounted shower set within a shower cubicle, with a waterfall shower head. There is a close coupled toilet and a built-in sink, set within a vanity unit. A window to the side of the property allows in natural light and there is a ceiling light. Completely tiled to the walls and floor creates a fresh feel. A shaver socket, a radiator and an extractor complete the room.

Second Bedroom

2.826m x 2.762m (09'03" x 09'00")

Another delightful room, which has been finished with magnolia painted walls and a fully fitted grey carpet to the floor. A window to the front of the property allows in natural light and there is ceiling lighting. Integrated double fronted wardrobes, a radiator and power points finish this room.

Third Bedroom

2.610m x 2.090m (08'06" x 06'10")

This fabulous room has been finished with painted walls and a grey carpet to the floor. The window to the rear of the property allows for natural light and there is ceiling lighting. Power points and a radiator are provided.

Family Bathroom

1.879m x 1.879m (06'01" x 06'01")

This pleasant room has been finished with tiling to the floor and splashbacks with magnolia painted walls. The suite comprises of a wall mounted shower, with large shower head, over a 'P' shaped bath, a close coupled toilet and a built-in sink, with vanity cupboards. A window allows in natural light and there is ceiling lighting. A chrome towel ladder radiator, a shaver socket and an extractor complete the room.

Gardens

This well-designed garden provides a pleasant area for relaxing and entertaining, with fencing on all sides. Landscaped with a grassed area, a decked area and some decorative stones to the edging. Access to the front of the property can also be gained.

Additional Items

Tenure: Freehold. Council tax band E.

All fitted floor coverings and window coverings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		84
81-91	B		
69-80	C		
55-68	D	67	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		81
81-91	B		
69-80	C		
55-68	D	63	
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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