



FOR SALE
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REAL ESTATE

 **RE/MAX**
Property

7 Murieston Walk, Livingston, EH54 9EW

Offers Over £425,000



A Fabulously Spacious 3 Bedroom Detached Bungalow.

Introducing a stunning, modern bungalow situated in the highly sought-after Murieston Walk. This tastefully finished, spacious property offers the perfect blend of style and comfort, making it an exceptional home. Ideal for those seeking the convenience of single-level living, this beautiful three-bedroom house is a rare find. Lorna MacDonald and RE/MAX Property are thrilled to present this exceptional bungalow to the market.

Murieston retains its unique village atmosphere, whilst remaining within easy reach of the excellent amenities that Livingston has to offer. Enjoy the convenience of having green space right at your doorstep. There are a few local shops, and The Centre and Livingston Designer Outlet are only a couple of miles away, offering a large range of high street shops, supermarkets and restaurants. Leisure amenities are all close at hand with multi-screen cinema, fitness centres and further sports facilities available locally. Commuter links are good from this area, via the local Livingston South train station, offering links between Edinburgh and Glasgow, and Edinburgh Airport is within easy reach. In addition, there is easy access to the A71 and M8 road networks, ideal for commuters. Bellsquarry and Williamston primary schools offer both nursery and primary education and afford good reputations, as does the local high school, James Young High School.

Front Garden and Garage

The welcoming approach features a spacious lawn bordered by mature shrubs and bushes, creating a charming first impression. A multi-car tarmac driveway leads to a double garage with up-and-over doors, while a paved path with steps guides you to the front door.

Entrance Vestibule

Entry to this inviting vestibule is through a part glazed composite door which, alongside the adjacent windows, allowing natural light to enter. The neutral décor begins with cream painted walls and carpet flooring. A ceiling light completes the area.

Entrance Hallway

Continued painted walls and carpet flooring lead into the main hallway. There is a built in cupboard providing shelved storage space. Three ceiling lights, a radiator, power points and an attic hatch complete this area.

Lounge

19' 3" x 12' 6" (5.87m x 3.82m)

This superb room features neutral-toned walls and carpeting, creating a calm and inviting atmosphere. Two windows, positioned at the front and side, flood the space with natural light, further enhanced by a ceiling light. A cream stone fireplace with a wooden surround serves as a striking focal point. The room also includes two radiators and power points.

Dining Room

9' 6" x 12' 4" (2.89m x 3.76m)

This exceptional dining room is positioned at the front of the property, finished with cream painted walls and carpeted floor. Natural light streams in through a window, enhanced by a ceiling light. A radiator and power points complete this room.

Open Plan Kitchen Diner

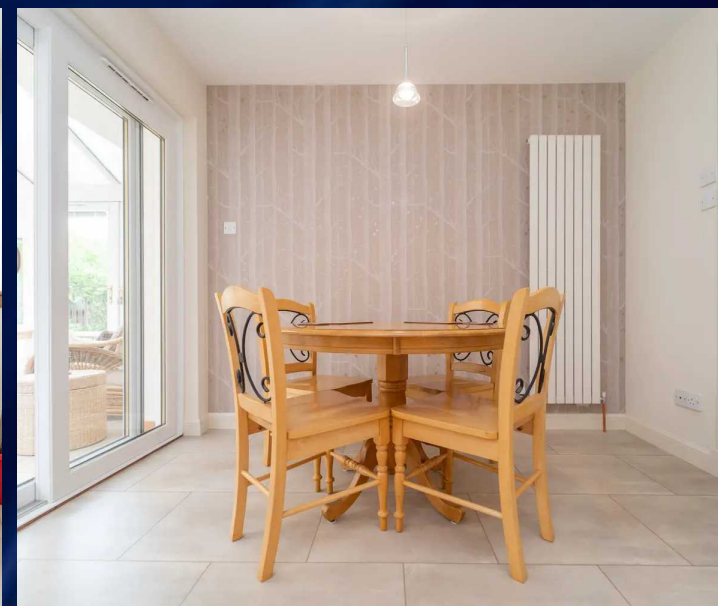
9' 6" x 18' 1" (2.89m x 5.50m)

This modern room boasts wall and floor-mounted units finished in cream, complemented by coordinating granite work surfaces and upstands. The decor features neutral tones with a stylish accent wall and tile flooring. The room is equipped with built-in appliances, including an eye-level oven, a warming drawer, an induction hob with an extractor hood, an under-counter freezer, a tall fridge, and a dishwasher, all included in the sale. The sink area comprises of a stainless steel undermount sink with a mixer tap and worktop drainer grooves. Natural light pours in from the rear window. There are ceiling downlights, under cabinet lighting, a tall radiator, and power points.

Utility Area

9' 6" x 5' 5" (2.89m x 1.64m)

The utility room offers a highly practical space, featuring matching wall and floor-mounted units complemented by a neutral work surface. The room is decorated with cream tile flooring and cream-painted walls. There is space for an under-counter washing machine and tumble dryer. Natural light streams in through a front-facing window, enhanced by ceiling downlights. A door provides direct access to the garage. There is a stainless-steel sink with a drainer and mixer tap, power points, and a radiator, completing this functional area.



Conservatory

14' 7" x 11' 7" (4.44m x 3.54m)

This great space to the rear of the property has been finished with neutral painted walls and cream tile flooring. Windows on three sides and double opening patio doors to the rear garden allow in lots of natural daylight, being further enhanced by a ceiling light. Power points and a radiator are included.

Family Bathroom

9' 7" x 6' 9" (2.92m x 2.07m)

This modern room features cream-painted walls complemented by half-height cream tiles, cream tiles with decorative accents around the bath area, and cream tile flooring. Natural light streams in through a side window, enhanced by ceiling downlights. The suite includes a luxurious mains waterfall shower and handheld shower over the bath, a wall-hung wood-effect vanity unit, and a back-to-wall toilet. Additional amenities include a chrome towel radiator, an extractor fan, a shaver socket, and an illuminated mirror, creating a stylish and functional space.

Primary Bedroom

13' 0" x 10' 6" (3.96m x 3.21m)

This delightful room has three neutrally painted and a flower papered wall, and carpet to the floor. There is an integrated sliding mirror door wardrobe providing an abundance of hanging and shelving space. A window to the side of the property allows in lots of natural light and there is a ceiling light. A radiator and power points are provided.

En-Suite Shower

5' 10" x 6' 10" (1.79m x 2.09m)

This shower room has been neutrally decorated with part painted walls, half height tiling and feature tiling in the shower area, and cream tile to the floor. The suite comprises of a corner shower unit with mains shower, a back to wall toilet and a wall hung vanity sink. A window to the side allows natural light into the room and this is further complimented by ceiling downlights and a light up mirror medicine cabinet. A chrome towel radiator, electric under floor heating and an extractor fan complete the room.





Bedroom Two

15' 0" x 10' 2" (4.57m x 3.11m)

This lovely room has been finished with cream walls and carpet to the floor. The window to the side of the property allows in natural light and this is further complemented by a ceiling light. There is a built in wardrobe, providing storage space. Power points and a radiator are also provided.

Bedroom Three

10' 4" x 9' 9" (3.14m x 2.96m)

This third double bedroom is tastefully finished with cream-painted walls and carpeted flooring. A side window allows natural light to fill the room. The built-in cupboard offers ample wardrobe hanging and shelving space. Power points, a ceiling light and a radiator are included.

Rear Garden

The fantastic enclosed south-facing garden boasts a generously sized paved area, with the majority of the space covered in lush grass and bordered by mature plants and bushes. Fencing on all sides ensures privacy, while a gate provides convenient side access. This excellent outdoor space is perfect for relaxing or entertaining.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings 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 Lorna MacDonald direct on 07778 547461.

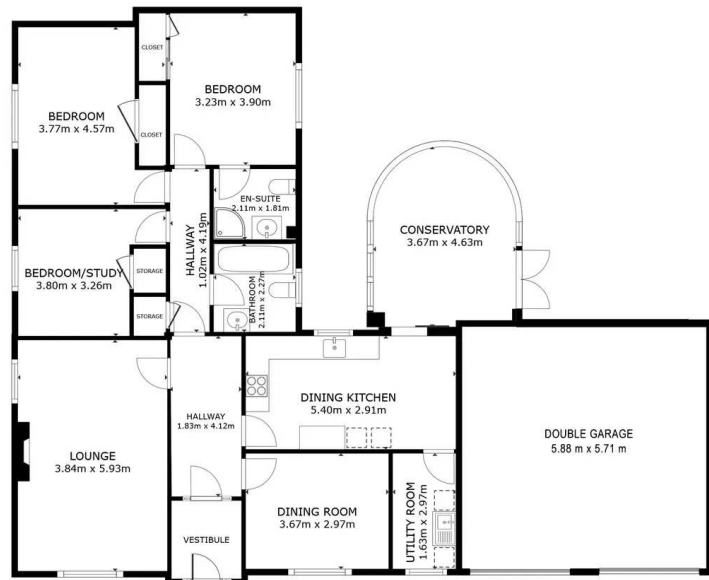
OFFERS

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.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 141.4 m²
TOTAL : 141.4 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.