





Derrick Mooney and RE/MAX are over the moon to bring to the market this beautiful spacious property on a very large corner plot located in the desirable area of Murieston. This property has been with the current owner for many decades but now sadly the time has come to downsize but all she hopes for is whoever purchases the property hopefully they will love cherish and enjoy it as much as their family has.

Please note that some of the images featured on this listing may have been digitally staged with furniture for illustrative purposes.

Council Tax band: TBD

Tenure: Freehold

Murieston is an admired residential area. It is within easy reach of the Livingston designer outlet which has a vast range of high street shops, banks and leisure facilities . For the commuter you also have Livingston South railway station offering rail links to both Glasgow and Edinburgh.

Lounge

15' 11" x 12' 10" (4.85m x 3.90m)

This spacious family lounge has a large window which floods with natural light along with a nice view to the front of the garden.

Dining Room

12' 9" x 8' 10" (3.89m x 2.69m)

This great additional room, currently used for dining and entertaining, is to the rear of the property overlooking the large garden with beautiful views to the woodlands.

Kitchen

13' 5" x 12' 3" (4.10m x 3.73m)

Very spacious kitchen has natural light flooding in from the window to the rear garden. Numerous cream wall and base units, oven, cooker and back splash wall tiles complimented with vinyl flooring.

Vestibule

Entrance to the property is through a upvc glazed front door, which opens into the hall with a carpeted floor and neutral decor.

Double bedroom

13' 0" x 11' 6" (3.95m x 3.50m)

This primary bedroom is such a fantastic sized room with the essential double mirrored storage doors, carpeted flooring and a large window with views over the front garden area.

Double bedroom

13' 5" x 9' 3" (4.10m x 2.83m)

Another fantastic sized double bedroom with neutral coloured wallpaper, carpeted flooring, inbuilt double mirrored cupboard with a large window with inviting views overlooking the front garden.

Upper Hallway

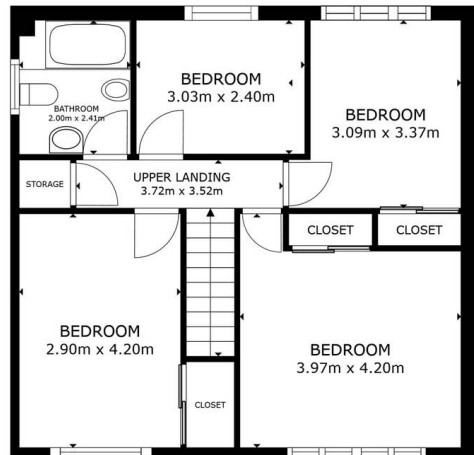
Upper hallway giving access to family bathroom and four double bedrooms.

Family bathroom

7' 8" x 6' 4" (2.34m x 1.92m)

Stylish family bathroom consisting of neutral coloured



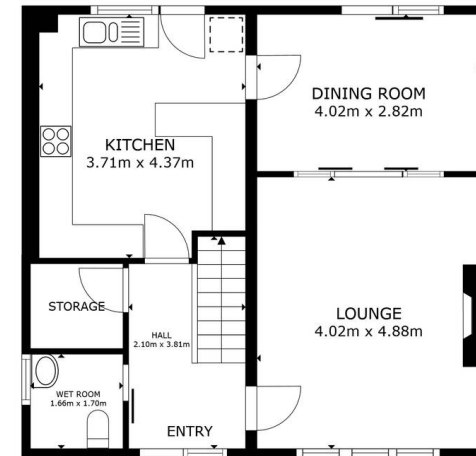


FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 62.3 m² FLOOR 2 60.9 m²
 TOTAL : 123.2 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 62.3 m² FLOOR 2 60.9 m²
 TOTAL : 123.2 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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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.