







Located in an exclusive development, this wonderful family home on Skivo Wynd offers spacious living throughout. With four bedrooms and a dedicated office, this property is perfect for a variety of needs. Lorna MacDonald and RE/MAX Property are delighted to present this exceptional four bedroom home 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**

The inviting entrance features a spacious lawn, beautifully edged with mature plants and trees, creating a charming first impression. A monoblock-finished driveway, offering ample space for multiple vehicles, leads to the double garage and a gentle slope guiding you to the front door. Convenient side access provides a pathway to the rear garden.

#### **Entrance Vestibule**

Entry to this inviting vestibule is through double doors, which are part glazed upvc, allowing natural light to enter. The décor begins with neutrally painted walls and wood flooring. There is a large built in cupboard providing hanging and shelved storage space. Downlights and radiator are included.

#### **Entrance Hallway**

The painted walls and wood flooring seamlessly extend into the main hallway, creating a cohesive and stylish flow. A built-in cupboard provides convenient storage, while downlights, a radiator, power points, and a smoke detector ensure both comfort and functionality.



### Lounge

17' 8" x 17' 8" (5.38m x 5.39m)

This exceptional room is beautifully finished with neutral-toned walls and warm wood flooring, creating a welcoming and stylish atmosphere. A large front-facing window allows an abundance of natural light to flood the space, further enhanced by sleek downlights. The elegant gas fire, complete with a cream surround and hearth, serves as a striking focal point. Additional features include two radiators and multiple power points for convenience.

### Dining Room

11' 5" x 13' 7" (3.49m x 4.14m)

This great additional living space, currently used as a dining room, offers a great entertaining space. The lilac painted and feature papered walls, and wooden flooring create an inviting and cosy ambiance. A rear facing patio doors allow natural light to flood the room, enhancing the bright and airy feel. Practical features like downlights, a radiator, and strategically placed power points add both comfort and convenience to this adaptable space.

### Open Plan Kitchen

11' 5" x 18' 11" (3.49m x 5.77m)

This superb open-plan room offers a modern design, featuring wall and floor units finished with white gloss fronts, complemented by coordinating grey work surfaces and splashback. The room is tastefully decorated with two-tone grey walls and tile effect vinyl flooring. The kitchen is equipped with a range of built-in appliances, including an eye-level microwave, coffee machine, range cooker with five ring gas hob, a stainless steel extractor hood, an American fridge freezer, and an integrated dishwasher, all included in the sale. The sink comprises a one and a half under counter sink with drainer, mixer tap. Natural light floods in through two side windows and patio doors leading out to the garden and rear of the property. There is room for a dining table or central island. Also included are downlights, a ceiling light, an extractor fan, a smoke detector, and power points.







### **Sun Room / Family Room**

21' 1" x 14' 4" (6.43m x 4.37m)

This versatile space seamlessly extends from the kitchen, featuring warm wood flooring, crisp white walls, and a stylish grey accent wall for a touch of character. A patio door and windows on three sides flood the room with natural light while offering picturesque views of the rear garden. Additional downlights provide enhanced illumination, while well-placed power points and two radiators ensure both comfort and functionality. This inviting space is perfect for relaxing or entertaining.

### **Utility Room**

8' 2" x 5' 11" (2.50m x 1.80m)

The utility room is a highly functional space, designed for both practicality and style. It features sleek grey-painted walls and durable vinyl flooring, complemented by white gloss-finished floor units. A grey work surface and matching splashback add a modern touch. There is designated space for an under counter washing machine and tumble dryer, while a stainless steel sink with a drainer and mixer tap enhances convenience. A part glazed upvc door offers easy access to the rear garden, and a side window allows natural light to brighten the room. Additional features include a large built in storage cupboard, a ceiling-hung drying rack, a radiator, an extractor fan, a ceiling light, and multiple power points, ensuring the space is fully equipped for everyday needs.

### **Office**

13' 2" x 9' 10" (4.02m x 2.99m)

This versatile space, presently designated as an office, holds the potential to effortlessly transform into a second lounge or snug. Positioned at the front of the property, the room is finished with three magnolia walls complemented by a blue accent wall, all atop a carpeted floor. Abundant natural light streams in through a large window, enhanced by a ceiling light. There is built in shelving storage space. A radiator and power points, contribute to the overall functionality of this room.

### **Living Level Toilet**

4' 1" x 5' 9" (1.24m x 1.76m)

This stylish room, perfect for versatile living, features light blue painted walls and the flooring is laid with wood. The suite includes a close-coupled toilet and a pedestal sink. A ceiling light provide a bright and inviting atmosphere, while a radiator and an extractor fan ensure comfort and proper ventilation.



### Stairs and Landing

The décor seamlessly extends up the open staircase, where carpeted stairs and landing meet a feature wall in green, paired with neutral tones on the surrounding walls. A cupboard offers ample storage. The area is well-lit by three ceiling lights and is equipped with a smoke detector, power points, a radiator and an attic hatch.

### Primary Bedroom

14' 9" x 12' 9" (4.49m x 3.88m)

This delightful room features white painted walls and cozy carpeted flooring. It boasts two integrated wardrobes in a dressing area, offering generous hanging and shelving space. The room is bathed in natural light from a window to the rear of the property, further enhanced by ceiling downlights. The space provides a radiator, and power points.

### En-Suite Bathroom

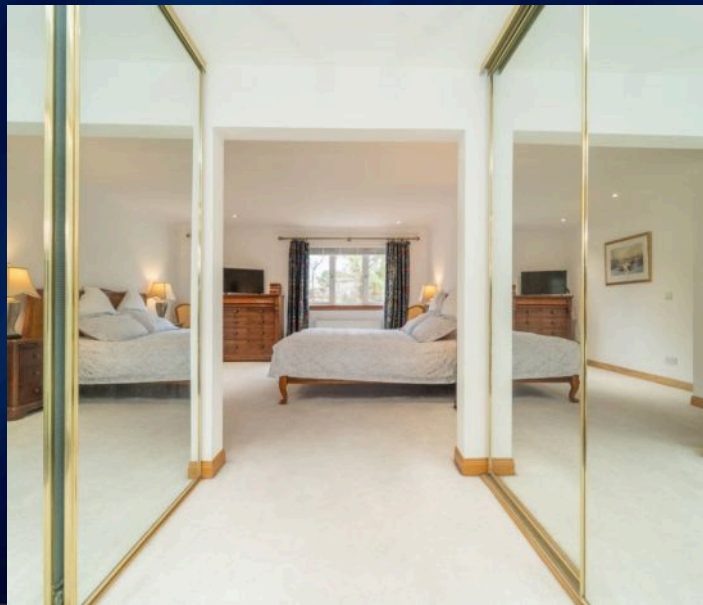
7' 8" x 12' 7" (2.33m x 3.83m)

This beautifully designed bathroom combines style and functionality, featuring elegant white sparkle tiled walls that seamlessly transition into crisp white painted walls, perfectly complemented by sleek black vinyl tile flooring. The modern suite includes a glossy white built in vanity unit with an integrated sink, a back to wall toilet, and a jacuzzi bath. A corner shower unit is fitted with a mains waterfall shower and a handheld attachment for added convenience. Natural light streams in through the front facing window, while two ceiling lights provide additional illumination. A chrome towel radiator and an extractor fan complete the space.

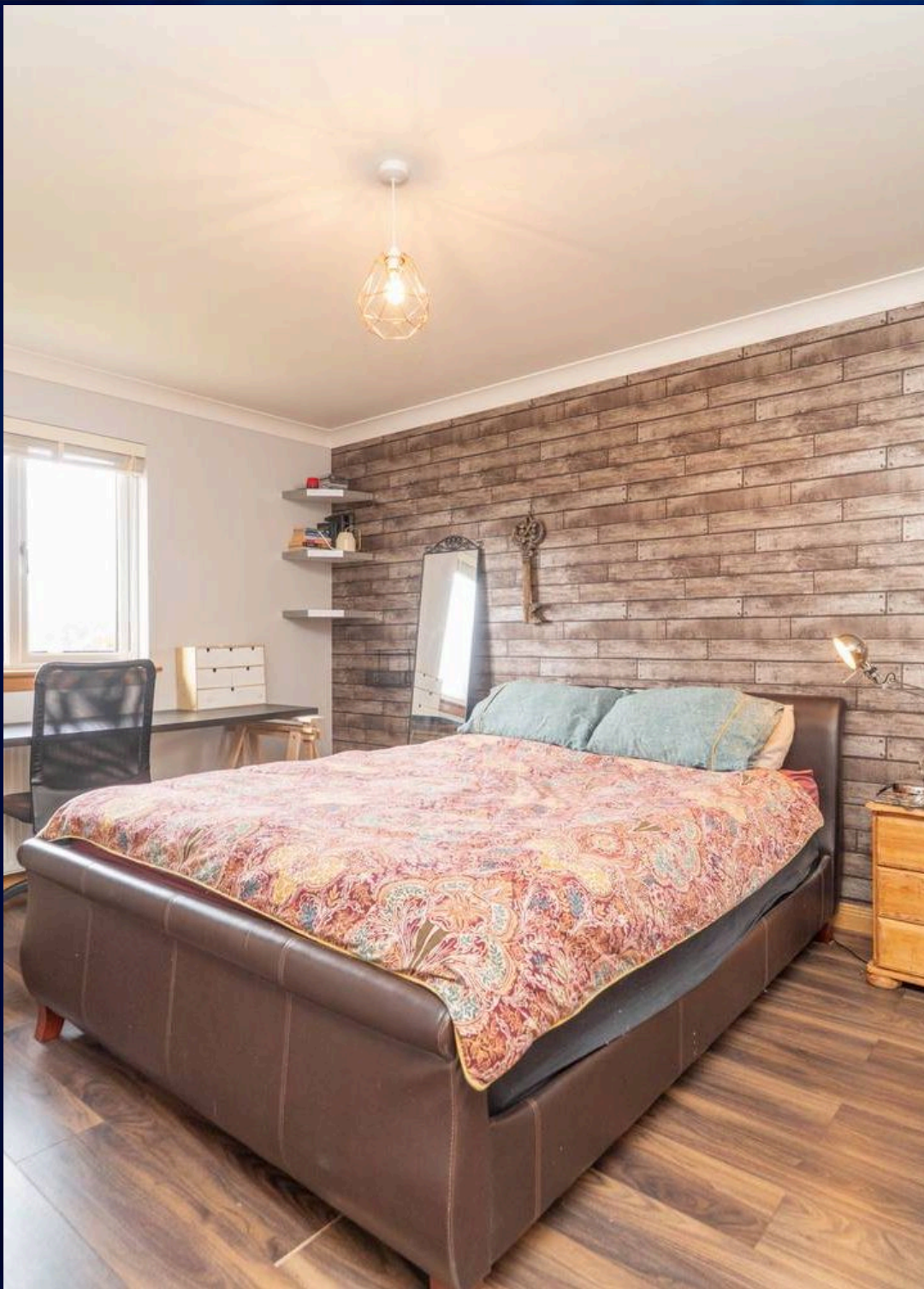
### Bedroom Two

14' 8" x 10' 10" (4.46m x 3.31m)

This charming room features light grey painted walls, a papered wall, and wood laminate flooring, creating a warm and inviting atmosphere. An integrated wardrobe offers ample hanging and shelving space. A large window at the front of the property allows plenty of natural light to fill the room. The space is further complemented by a ceiling light, a radiator, and conveniently placed power points, ensuring both comfort and functionality.







#### **En-Suite Shower**

8' 6" x 6' 8" (2.59m x 2.04m)

This tastefully decorated shower room is finished with crisp white painted walls and wood-effect vinyl flooring, creating a fresh and modern feel. The suite features a sleek corner shower unit with a mains shower, elegantly framed by contemporary grey tiling. A white gloss built in vanity unit seamlessly integrates a sink and a back to wall toilet. A front-facing window allows natural light to fill the space, further enhanced by downlights. Completing the room's functionality, a chrome towel radiator provides and an extractor fan.

#### **Bedroom Three**

12' 3" x 11' 7" (3.73m x 3.53m)

This lovely room has been finished with white and grey painted walls and a feature papered wall, with carpet to the floor. The window to the rear of the property allows in natural light and this is further complemented by a ceiling light. There is a built in wardrobes, providing storage space. Power points and a radiator are also provided.

#### **Bedroom Four**

10' 9" x 12' 1" (3.28m x 3.68m)

This great bedroom has been finished with neutral painted walls and cosy carpet to the floor. A window to the rear of the property, allows in natural light. There is a built in wardrobe providing wardrobe hanging and shelving space. Power points, a ceiling light and a radiator are included.

#### **Family Bathroom**

10' 8" x 8' 3" (3.26m x 2.52m)

This spacious bathroom features a blend of cream tiled and neutrally painted walls, complemented by cream ceramic tile flooring. A window to the front of the property floods the space with natural light, enhanced by sleek downlights. The suite includes a wood effect built in vanity unit with inbuilt sink, back to wall toilet, a mains waterfall shower, with additional handheld shower, in an enclosed cubicle, and a bathtub, A chrome towel radiator and an extractor fan, completing this well-appointed room.

#### **Garage**

18' 1" x 17' 8" (5.52m x 5.38m)

The double garage which has an electric up and over door and a upvc door for rear access from the garden. Power points and ceiling lights complete this area.



### Rear Garden

The generously sized, private garden provides a fantastic outdoor retreat, primarily laid to lawn for a spacious and open feel. Thoughtfully designed, it features multiple paved patio areas and a wooden decking area, perfect for dining, entertaining, or simply unwinding. Mature planting and trees enhance the natural beauty of the space, creating a lush and inviting atmosphere. Fully enclosed by fencing, it ensures privacy while offering convenient access via a gate leading to the driveway. With tranquil woodland at the rear, this serene setting offers an extra layer of seclusion, making it an ideal space for both relaxation and outdoor gatherings.

### 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.

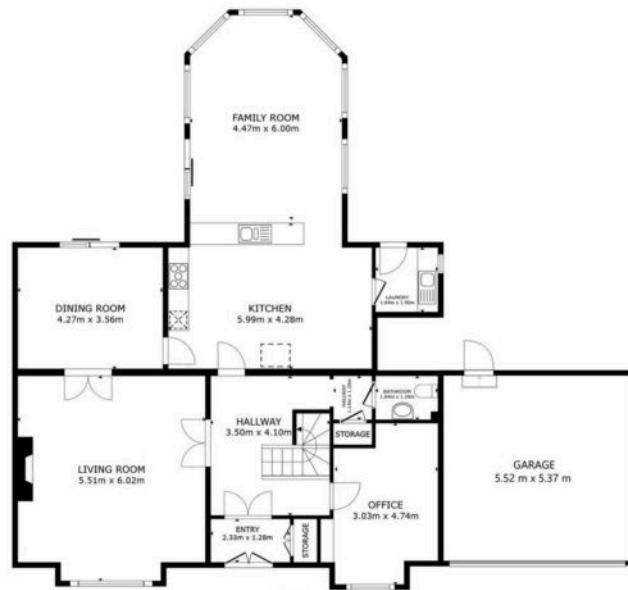
### OFFERS

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 1



GROSS INTERNAL AREA  
FLOOR 1: 142.3 m<sup>2</sup> FLOOR 2: 113.8 m<sup>2</sup>  
TOTAL: 256.1 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA  
FLOOR 1: 142.3 m<sup>2</sup> FLOOR 2: 113.8 m<sup>2</sup>  
TOTAL: 256.1 m<sup>2</sup>  
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.