





Walk-In Condition Family Home With Garage And Beautiful Gardens!

Derrick Mooney and RE/MAX Property are delighted to present this well maintained Semi-Detached Three Bedroom family home in a prime location. The home benefits from a good sized Lounge, Dining Kitchen, three Bedrooms with Primary en-suite and family Bathroom. There is a spacious driveway, large single garage and large sunny enclosed rear garden.

Murieston is a sought after location with excellent local schools offering education from nursery through to college, all of which are within walking distance. Also within easy distance, are the extensive shopping and leisure facilities that Livingston has to offer. There is access to the local rail and road transport networks for both Glasgow and Edinburgh.

Council Tax band: E

Tenure: Freehold

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Entrance Hall

8' 10" x 3' 10" (2.70m x 1.16m)

The Hallway is bright and spacious, giving access to the WC, Lounge, Kitchen and staircase to the upper level. The Hallway has one central light fitting, painted walls, one radiator and Kahrs luxury tile flooring.

WC

Located at the entrance of the property is the WC with toilet and sink. There is one central light fitting, a front facing opaque window, wallpaper, painted and partially tiled walls, one radiator and vinyl flooring.

Lounge

15' 0" x 11' 9" (4.58m x 3.57m)

Spacious Lounge with a front facing window, under stair storage and access to the Kitchen/Dining. Around the room there is one central light fitting, painted walls, one radiator and Kahrs luxury tile flooring.

Kitchen/Dining

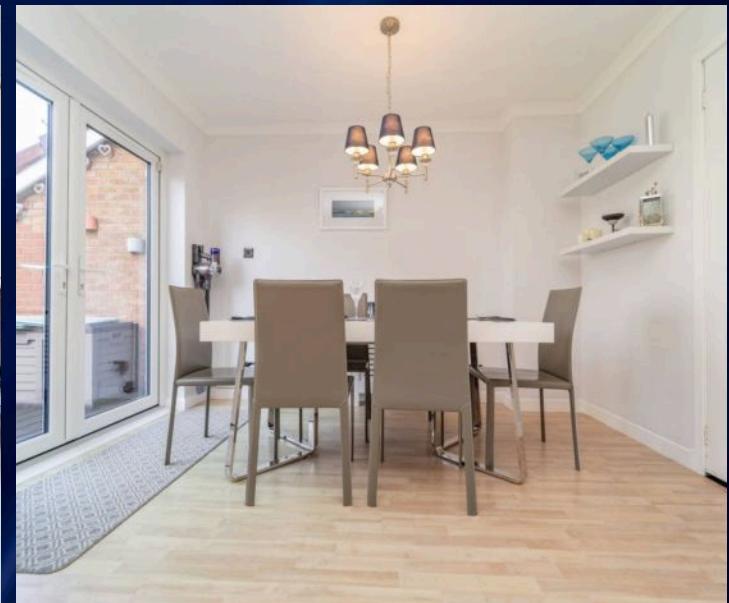
16' 1" x 10' 6" (4.90m x 3.20m)

Excellent sized Kitchen with French doors and space for dining. Comprising of: Fitted wall and base units, extractor, worktops, space for white goods, integrated electric hob, fan oven and stainless-steel sink with mixer tap. There are two central light fittings, partially tiled and painted walls, one radiator and laminate flooring.

Upper Hallway

10' 4" x 2' 11" (3.14m x 0.88m)

Hallway giving access to Bedroom 1, Bedroom 2, Bedroom 3, Bathroom and floored loft with pull down ladder. There is one central light fitting, wallpapered and painted walls, floor to ceiling storage cupboard and carpet flooring.



Bedroom 1

12' 5" x 9' 9" (3.78m x 2.97m)

Excellent sized double Bedroom located at the front of the property with built in mirrored wardrobes and access to the Shower Ensuite. There is one central light fitting, wallpapered and painted walls, one radiator and carpet flooring.

Ensuite

5' 2" x 4' 6" (1.58m x 1.38m)

Modern Ensuite Shower Room comprising of: toilet, sink vanity, and corner shower with mains operated overhead and handheld shower. There is spotlighting, a side facing opaque window, tile wall coverings, heated towel rail and tile flooring.

Bedroom 2

9' 9" x 8' 9" (2.98m x 2.66m)

Double Bedroom located at the rear of the property with sliding mirrored wardrobes and space for additional storage units. There is one central light fitting, a rear facing window, wallpapered and painted walls, one radiator and carpet flooring.

Bedroom 3

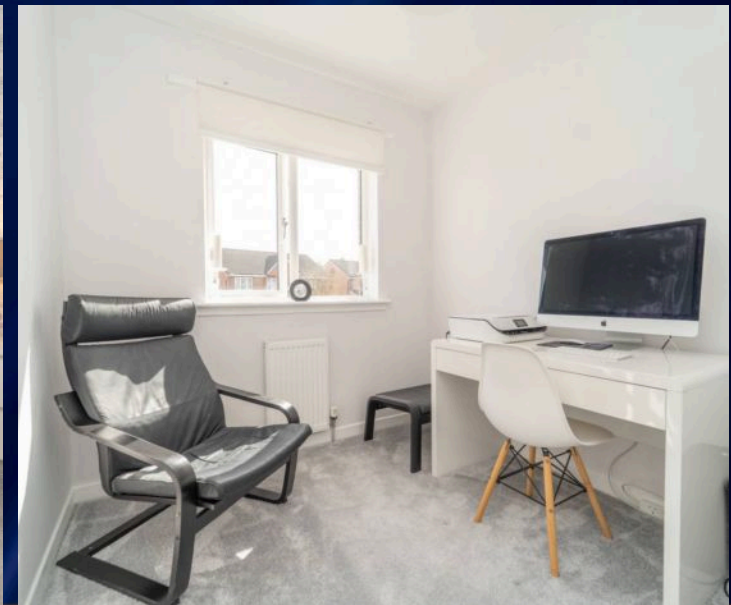
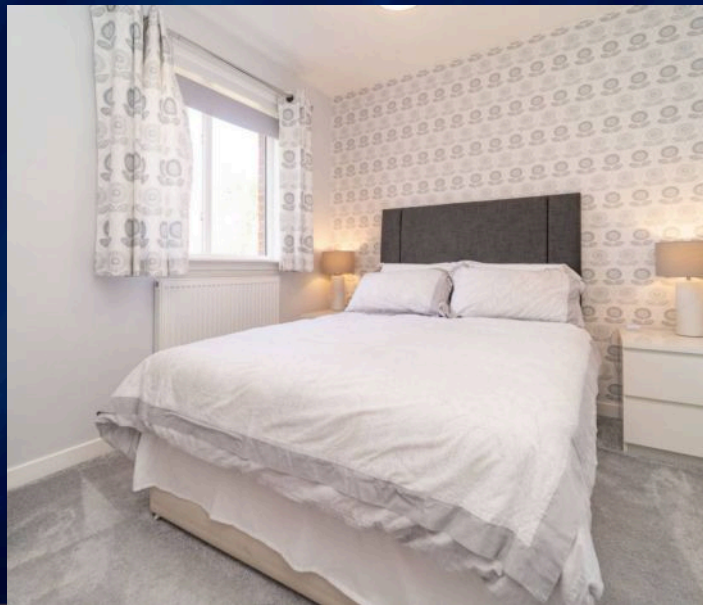
9' 5" x 7' 5" (2.86m x 2.26m)

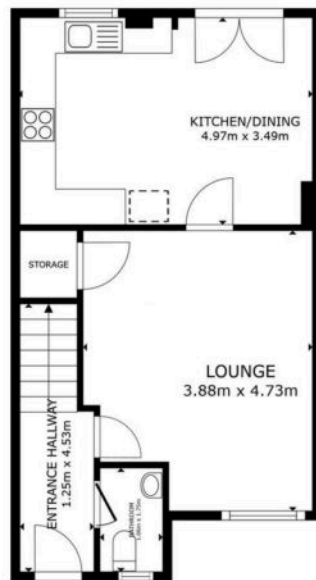
Bedroom located at the front of the property, this can also be used as an office or playroom. There is one central light fitting, a front facing window, built-in cupboard, painted walls, one radiator and carpet flooring.

Bathroom

6' 10" x 5' 7" (2.08m x 1.70m)

Bathroom comprising of toilet, sink, and bath with mains operated shower. There is one central light fitting, extractor fan, painted and partially tiled walls, one radiator and vinyl flooring.





FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 43.6 m² FLOOR 2 41.2 m²
TOTAL: 84.8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 43.6 m² FLOOR 2 41.2 m²
TOTAL: 84.8 m²

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RE/MAX Property

Remax Property, Remax House – EH54 6TS

01506 418555 • info@remax-livingston.net

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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.