







Derrick Mooney & RE/MAX Property welcomes you to step into this stunning 4 Bedroom Detached House located in the sought-after area of Livingston. This property truly embodies the essence of modern living with its four well-proportioned bedrooms, perfect for growing families or those in need of extra space. The standout feature of this home is the fully enclosed south-west garden, offering a serene escape from the hustle and bustle of everyday life. And with Livingston South Train Station just a short stroll away, convenience is a given.

Outside, the property boasts a generous patio, lush lawn, and vibrant plants, all complemented by a striking mature tree that adds character to the space. The essential single garage and private driveway provides ample parking making this property as practical as it is picturesque. Don't miss the opportunity to make this charming house your home.

No Factor Fees.

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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 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, leisure pool and further sports facilities available locally. Commuter links are excellent 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 as does the local high school James Young High School. 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.



### Hallway

An inviting entry to the household complimented by a beautiful wood flooring and neutral decor leads you through to the lounge, kitchen, WC and second lounge/dining room.

### Lounge

16' 10" x 11' 1" (5.14m x 3.37m)

Fantastic contemporary spacious lounge with neutral decor and a large window which floods the room with natural light and overlooks the front garden/driveway.

### Kitchen

11' 1" x 9' 10" (3.38m x 3.00m)

Impressive modern kitchen with an abundance of white base and wall units, range 5 burner gas cooker with electric oven, extractor fan, fridge freezer, dishwasher and washing machine. Window views to the rear which has the benefit of natural light flooding in. Also a half glazed door giving access to the rear fully enclosed impressive garden

### Second Lounge/Dining Room

11' 1" x 10' 2" (3.37m x 3.09m)

The convenient second lounge/dining room can be used to enjoy family occasions or to simply relax and look out to the beautiful rear garden.

### WC

6' 10" x 3' 5" (2.08m x 1.05m)

Conveniently located off the hallway at the front of the property the essential WC consists of a sink, and WC complemented by an opaque window for privacy.

### Stairway/Upper Hallway

The stairway leading up to the four bedrooms and family bathroom.

### Double Bedroom

10' 11" x 10' 3" (3.32m x 3.12m)

This beautiful primary bedroom has ample space with bedside cabinets, chest of drawers, inbuilt triple mirror cupboard complimented with neutral decor and soft carpeting.





**Double Bedroom**

13' 5" x 8' 7" (4.09m x 2.61m)

This delightful double bedroom has been neutrally decorated with light walls and a soft carpet. A triple mirror internal cupboard and a window to the front with views to the garden/drive.

**Double Bedroom**

9' 11" x 8' 1" (3.03m x 2.47m)

Ample sized double bedroom featuring a front-facing window that brings in plenty of natural light with views to the garden and driveway. Also has the handy internal cupboard for storage.

**Bedroom/Office**

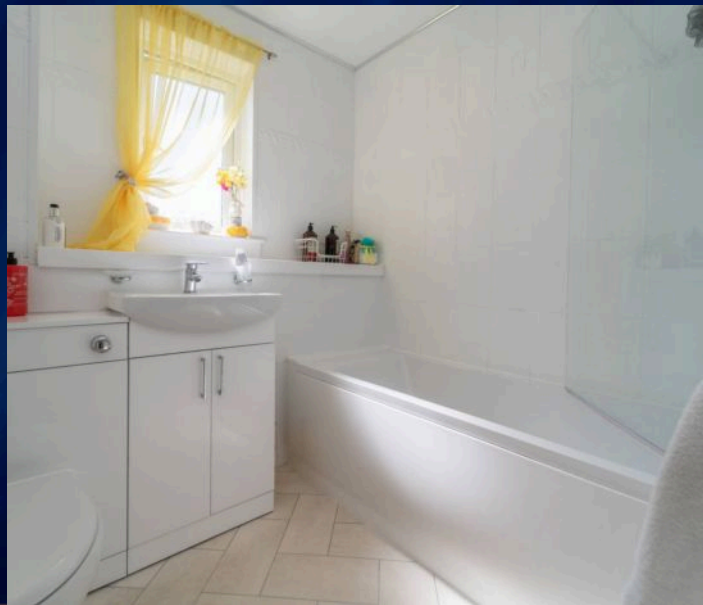
9' 9" x 7' 6" (2.97m x 2.28m)

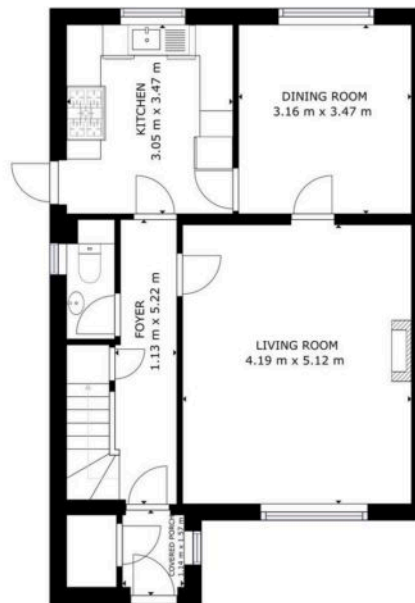
This bedroom has conveniently been used as an office but entirely up to the new owner if they would like to revert back to a convenient fourth bedroom.

**Family Bathroom**

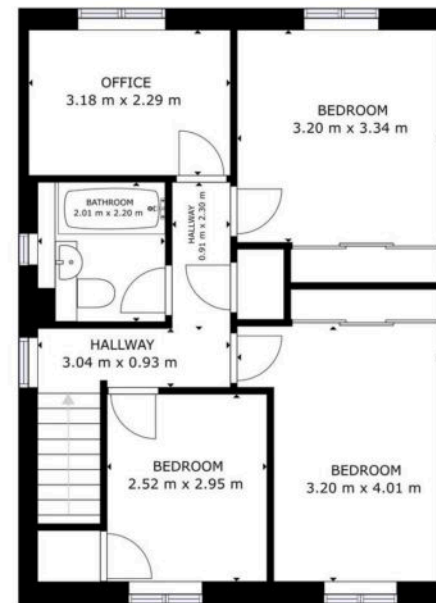
6' 9" x 5' 6" (2.06m x 1.68m)

Sleek stylish family bathroom consisting of a three piece white suite WC, bath with overhead shower and a vanity basin with storage .





GROSS INTERNAL AREA  
 FLOOR 1: 58.66 m<sup>2</sup>, FLOOR 2: 58.48 m<sup>2</sup>  
 EXCLUDED AREA: COVERED PORCH: 2.4 m<sup>2</sup>  
 TOTAL: 117.14 m<sup>2</sup>  
NOTES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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# 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.