



26 West Cairn View, Murieston,
Livingston, EH54 9FF

RE/MAX Property

Located in a prestigious development, this wonderful Cala built home on West Cairn View offers spacious living throughout. With five bedrooms and a double garage, this property is perfect for a variety of needs. Lorna MacDonald and RE/MAX Property are delighted to present this exceptional five 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 welcoming entrance is enhanced by decorative stonework and neatly manicured hedging, creating an elegant first impression. A monoblock driveway, with ample space for two vehicles, extends to a double garage, while a matching pathway guides you to the front door. For added convenience, a gated side passage offers direct access to the rear garden.

Entrance Vestibule

Entry to the welcoming vestibule is via a part-glazed composite door, flanked by two side windows that flood the space with natural light. The décor features fresh white walls and a practical inset door mat, while a built-in cupboard offers convenient storage. The area is completed with a ceiling light and radiator for comfort.

Entrance Hallway

This space is finished with crisp white walls and stylish Amtico flooring, complemented by a side window that fills the area with natural light. Two built-in cupboards provide valuable storage, while two ceiling lights, a radiator, power points, and a smoke detector ensure both comfort and practicality.

Lounge

4.780m x 4.749m (15'08" x 15'06")

This impressive room is elegantly presented with soft white walls and plush carpeted flooring, creating a warm yet sophisticated ambiance. Triple aspect windows bathe the space in natural light, complemented by two ceiling lights. A graceful neutral stone fire surround with matching hearth serves as the focal point, adding timeless character. Further features include a radiator, smoke detector, and convenient power points.





Open Plan Kitchen, Dining, Family Room

3.267m x 11.120m (11'08" x 36'05")

This superb open plan room combines contemporary style with practical design, centred around a luxury kitchen fitted with wall and floor units in a sophisticated blend of navy blue and dove grey, paired with sleek white work surfaces and splashback. The space is finished with neutral painted walls and continued Amtico flooring.

The kitchen has built in appliances, including an eye level oven and microwave, an induction hob, an integrated stainless steel extractor hood, a tall fridge, under counter freezer, and a dishwasher – all included in the sale. An mounted sink with worktop drainer grooves and a Quooker mixer tap adds both elegance and convenience.

Natural light fills the room through rear and side windows, and French doors. The generous layout easily accommodates a dining area alongside lounge space.

Additional features include three ceiling lights, under unit lighting, an extractor fan, smoke and heat detectors, two radiators, power points, and a built in storage cupboard.

Utility Room

3.589m x 1.833m (11'09" x 6'00")

The utility room is a highly practical yet stylish space, featuring crisp white walls, a chic green metro-tiled splashback, and continued Amtico flooring. Matching dove grey units are complemented by a sleek white work surface and upstand. There is space for an under-counter washing machine and tumble dryer, while a stainless steel under-mounted sink with mixer tap adds convenience. A part-glazed composite door provides easy access to the rear garden, and a side window fills the room with natural light. A door also leads directly into the garage. Additional features include a built-in cupboard, radiator, extractor fan, ceiling light, and multiple power points, making the space perfectly equipped for everyday use.

light. There is a built wardrobe providing wardrobe hanging and shelving space. Power points, a ceiling light and a radiator are included.

Living Level Toilet

1.419m x 1.905m (4'07" x 6'03")

This stylish room, ideal for versatile living, features crisp white walls, a white metro tiled half height splashback, and continued Amtico flooring. The suite includes a back to wall toilet and a wall hung sink. A side window and ceiling light create a bright, inviting atmosphere, while a radiator and extractor fan provide comfort and effective ventilation.

Stairs and Landing

The décor flows seamlessly up the open staircase, with carpeted stairs and landing set against crisp white walls. A built in cupboard provides ample storage, while three ceiling lights illuminate the space. Additional features include two smoke detectors, power points, a radiator, and an attic hatch.

Primary Bedroom

4.797m x 4.038m (15'08" x 13'03")

This charming room is finished with soft magnolia walls and cosy carpeted flooring. It offers two integrated wardrobes, providing generous hanging and shelving space. Natural light floods in through dual aspect windows, complemented by a ceiling light, while a radiator and power points add comfort and convenience.

En-Suite Shower

3.612m x 2.199m (11'10" x 7'02")

This beautifully designed bathroom blends style and functionality, with neutral painted walls perfectly complemented by Amtico flooring. The modern suite features a wood effect built in vanity unit with double sinks, a back to wall toilet, and a generously sized, neutrally tiled shower with mains shower. Natural light streams through a front facing velux window, while a ceiling light provides additional illumination. A chrome towel radiator and extractor fan complete this elegant and practical space.

Bedroom Two

5.118m x 3.268m (16'09" x 10'08")

This charming room features magnolia walls and carpeted flooring, creating a warm, inviting atmosphere. An integrated wardrobe provides generous hanging and shelving space, while a large front facing window fills the room with natural light. The space is completed with a ceiling light, radiator, and conveniently placed power points for comfort and practicality.

En-Suite Shower

2.217m x 1.767m (7'03" x 5'09")

This tastefully decorated shower room combines style and practicality, with magnolia-painted walls and Amtico flooring creating a fresh, modern feel. The suite features a sleek shower unit with a mains-powered shower, framed by contemporary neutral tiling, alongside a wall-hung sink and back-to-wall toilet. A side-facing window fills the space with natural light, complemented by a ceiling light. Additional features include a radiator, shaver socket, and extractor fan, ensuring comfort and convenience.

Bedroom Three

4.920m x 2.986m (16'01" x 9'09")

This lovely room has been finished with magnolia painted walls and carpet to the floor. Side and rear facing windows flood the space with natural light, complemented by a ceiling light. A built in wardrobe offers practical storage, while a radiator and power points complete the room.

Bedroom Four

2.992m x 3.798m (9'09" x 12'05")

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 wardrobe providing wardrobe hanging and shelving space. Power points, a ceiling light and a radiator are included.

Bedroom Five

2.980m x 2.726m (9'09" x 8'11")

A versatile fifth bedroom or home office, finished with neutral painted walls and cosy carpeted flooring. A rear facing window fills the space with natural light, while a built-in cupboard provides practical storage. The room is completed with a ceiling light, radiator, and conveniently placed power points.

Family Bathroom

2.360m x 3.197m (7'08" x 10'05")

This spacious bathroom is finished with a blend of cream tiles and magnolia painted walls, complemented by Amtico flooring. A side facing window fills the room with natural light, enhanced by a ceiling light. The suite comprises a wood effect built in vanity unit with wall hung sink, a back to wall toilet, a bath with shower attachment, and a separate shower cubicle with mains shower. A chrome towel radiator and extractor fan complete this well appointed and functional space.

Garage

5.529m x 5.482m (18'01" x 17'11")

The double garage is finished with plasterboard walls and features an up-and-over door, as well as internal access via the utility room. The space is equipped with power points and two ceiling lights, providing both practicality and convenience.

Rear Garden

This generously sized, private garden offers a wonderful outdoor retreat, predominantly laid to lawn for a spacious, open feel. A sandstone paved patio provides the perfect spot for dining, entertaining, or relaxing. Mature planting and trees enhance the natural beauty, creating a lush, inviting atmosphere. Fully enclosed by fencing, the garden ensures privacy while a gated side access leads to the front. Ideal for both leisurely enjoyment 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.

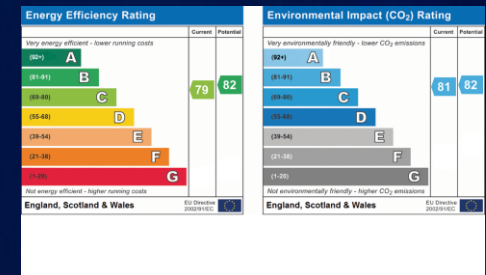
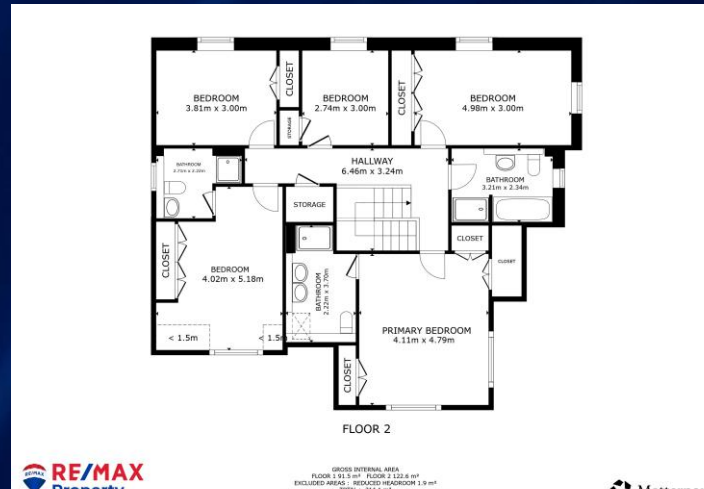
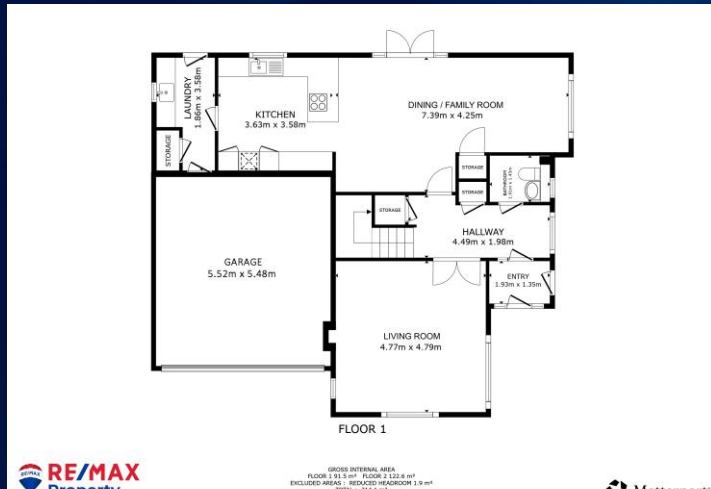
INTEREST

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Lorna MacDonald
07778547461

lmacdonald@remax-scotland.homes

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