



16 Moriston Drive, Murieston

Offers Over £339,000



16 Moriston Drive

Murieston, Livingston

Stunning Detached 4-Bedroom Property Perfect for Modern Family Living! Carol Lawton and RE/MAX Estates Linlithgow are delighted to present this impressive and spacious detached 4 bedroom home.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Hallway

4' 7" x 4' 1" (1.39m x 1.24m)

Welcoming Entrance Hall Step into a bright and inviting entrance hall featuring a half-glazed UPVC door that allows natural light to flow through. The space is finished with durable laminate flooring, a radiator for comfort, and a combination of spot and ceiling lighting for a warm, modern feel. Providing access to the upper level and lounge, this entrance sets the tone for the rest of the home.

Lounge

14' 2" x 11' 5" (4.31m x 3.48m)

Spacious Lounge with Feature Bay Window This generous lounge offers a warm and welcoming space, beautifully enhanced by a striking feature bay window that fills the room with natural light. Soft carpet flooring, a central radiator, and a combination of spot and ceiling lighting create a cosy yet modern atmosphere. French doors open through to the kitchen/diner, seamlessly connecting the living areas and adding to the home's open flow. A stylish media wall completes the look, making this an ideal room for both relaxing and entertaining.

Kitchen/Diner

17' 11" x 10' 8" (5.45m x 3.24m)

Stunning Modern Kitchen/Diner This beautifully designed, newly fitted kitchen/diner offers an abundance of space, style, and functionality. Featuring sleek laminate flooring and ceiling spotlights, the room is warmed by two modern vertical radiators and flooded with natural light from a large rear-facing window and French doors that open out onto the patio and rear garden. The kitchen is superbly equipped with an induction hob, extractor fan, two double ovens, a built-in microwave, dishwasher, fridge, and freezer. A contemporary composite sink with drainer and mixer tap adds both practicality and elegance. There's plenty of space for a dining table and chairs, making it perfect for family meals or entertaining. A generous pantry cupboard completes this exceptional kitchen/dining area.





Cloakroom Wc

5' 6" x 3' 5" (1.67m x 1.05m)

Stylish Ground Floor WC This modern and convenient WC features a rear-facing window for natural light, complemented by fresh, contemporary décor. It includes a sleek vanity sink with a mixer tap, modern WC, and tasteful splashback tiling. A modern radiator provides comfort, while spot and ceiling lighting add a bright, polished finish to the space.

Laundry Room

7' 5" x 4' 0" (2.25m x 1.21m)

Well-Equipped Laundry Room A practical and well-designed laundry room offering excellent storage solutions and convenient access to the boiler. Finished with easy-to-maintain laminate flooring and a ceiling spot light, the space also provides room for a washing machine. Thoughtfully positioned with direct access to both Bedroom 2 and the Kitchen/Diner.

Bedroom 2

11' 10" x 7' 4" (3.61m x 2.24m)

Versatile Fourth Bedroom / Study This additional bedroom, converted from the garage, completes this home as a flexible four-bedroom property. Offering front-facing views over the gardens, it features carpet flooring, a radiator, and central spot ceiling lighting. With plenty of space for freestanding furniture, it works equally well as a comfortable bedroom or a functional study.

Stairs/Landing

The modern, fresh décor continues upstairs, where a carpeted staircase and landing provide access to Bedroom 1, Bedroom 3, and Bedroom 4, as well as a convenient attic space."

Bedroom 1

12' 1" x 11' 8" (3.69m x 3.55m)

Excellent-Sized Primary Double Bedroom This spacious primary bedroom offers comfort, style, and practicality in equal measure. Featuring soft carpet flooring, a radiator, and modern ceiling spot lighting, the room is brightened by a lovely front-facing window with views over the gardens. It benefits from double fitted wardrobes and a fantastic large storage cupboard, providing ample space for organization. Direct access to a private en suite shower room.





En - Suite

4' 10" x 5' 7" (1.48m x 1.70m)

Modern En Suite Shower Room This handy en suite offers a fresh and contemporary feel, complete with a front-facing window for natural light and stylish tiled flooring. The space includes a walk-in corner shower cubicle with an electric shower, a modern WC, and a sleek corner-shaped sink with a mixer tap. Splashback tiling adds a smart finishing touch, while a radiator and spot ceiling lights ensure comfort and practicality. A well-designed, modern space ideal for everyday convenience.

Bedroom 3

18' 3" x 8' 8" (5.55m x 2.63m)

Fantastic Double Bedroom A bright and spacious double bedroom featuring both front and rear windows, allowing plenty of natural light to fill the room. The space is enhanced by soft carpet flooring, a radiator, and modern centre spotlights. With ample room for freestanding furniture, this bedroom offers both comfort and versatility.

Bedroom 4

This fourth bedroom, currently used as a dressing room and home office, features a rear-facing window with views over the garden, cosy carpeted flooring, and a radiator. A highly versatile space, it can easily adapt to suit a variety of needs.

Bathroom

7' 4" x 6' 2" (2.24m x 1.88m)

Beautifully Modern Family Bathroom This stylish and contemporary family bathroom features a rear window that brings in natural light, enhancing the fresh and inviting atmosphere. Finished with sleek tiled flooring and complementary splashback wall tiles, the space also benefits from ceiling spotlights for a clean, modern feel. It includes a feature bath with an over-bath electric shower, pull-out glass screen, and a waterfall mixer tap for a spa-like touch. A modern vanity sink with mixer tap and a matching WC complete this elegant and functional bathroom—perfect for family living.





FRONT GARDEN

A spacious front garden, generously sized due to its position on a corner plot, features two attractive lawn areas that create a welcoming feel. Well-maintained borders are filled with mature plants and shrubs, adding vibrant colour throughout the seasons. A large, established hedge provides excellent privacy, making this a truly charming and functional front garden.

REAR GARDEN

What a garden! This generous outdoor space offers lush lawns, a stylish two-level deck for entertaining, and full fencing with gated access for privacy and security. Mature trees add charm, while evening lighting sets a warm, welcoming mood. Included is a gifted sunhouse with full indoor/outdoor electrics and lighting, plus a handy shed. There are power points at both the rear and side of the house, and two water taps—one at the back and one at the side—for easy garden and front-drive care. A perfectly equipped outdoor haven for relaxing, entertaining, and family fun.

DRIVEWAY

4 Parking Spaces

A long, sweeping tarmac driveway offers both style and practicality, providing ample parking space for several vehicles. Designed for low maintenance, it ensures a clean and tidy appearance year-round while offering easy access to the property. This impressive driveway not only adds to the property's curb appeal but also delivers exceptional convenience for families and visitors alike.



16 Moriston Drive, Murieston, Livingston, EH54 9H



Approx. Gross Internal Floor Area 1001 sq. ft / 93.09 sq. m

Illustration for identification purposes only. Measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	72	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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