

Peterkin & Kidd

Solicitors and Estate Agents

28

**MURIESTON VALLEY
LIVINGSTON, EH54 9HB**



OFFERS OVER £365,000

28

MURIESTON VALLEY LIVINGSTON, EH54 9HB

Located in the sought after area of Murieston and within walking distance of Livingston South station, this well-presented, detached family villa offers flexible accommodation over 2 floors. It has an integral double garage which can be accessed from the house and mature gardens to the front and rear.

The entrance door leads to the welcoming hallway which has space for freestanding furniture, an understair cupboard, Amtico flooring and a carpeted staircase to the upper floor.

The bright and spacious living room is to the front with a living flame gas fire and marble surround. Astragalled French doors lead through to the formal dining room with views over the garden.

The dining kitchen, with family area, is to the rear and is fitted with a range of white gloss wall and base units with 1.5 sink and drainer, complementary worksurfaces and upstand. The gas hob, extractor hood, grill, oven, fridge and dishwasher are included in the sale but are not warranted. Space for table and chairs. The family area has space for freestanding furniture with patio doors to the rear garden. Karndean flooring.

The utility room is located off the kitchen and fitted with base units with a stainless steel sink and drainer and tiling to splashback. The washing machine, tumble dryer and freezer are included in the sale but are not warranted. Doors to integral garage and rear garden. Karndean flooring.

The 2-piece cloaks/WC completes the ground floor accommodation.

A carpeted staircase leads to the upper floor with a window to the front offering open aspects. There is a shelved airing cupboard housing the hot water tank and a further shelved cupboard. Hatch to attic.

The spacious master bedroom is to the rear and benefits from a wall of triple built-in mirror door wardrobes and an en-suite shower room with recessed wash hand basin and vanity storage, WC and separate shower cubicle with Mira Event shower.

Bedroom 2 is to the front of the property with ample space for freestanding furniture, a built-in wardrobe and part-combed ceiling.

Bedroom 3 is to the rear with views over the garden and a built-in mirror door wardrobe.

Bedroom 4 is to the front with open aspects.

The family bathroom completes the accommodation and is fitted with a WC, recessed wash hand basin, vanity storage and a bath with a mixer shower.

ACCOMMODATION

Hall
Living room
Dining room
Dining kitchen / family area
Utility room, cloaks/WC
4 bedrooms (1 with en-suite)
Family bathroom

Gas central heating, double glazing, alarm

GARDENS

There are mature garden grounds to the front and rear. The front garden is laid to lawn with trees and a circular bed with shrub planting. A gate at the side leads to the rear garden which is laid to lawn with mature trees. There is a patio and several vegetable beds. The greenhouse and garden shed are included in the sale.





GARAGE

There is an integral double garage with twin up and over doors, power and light. The monobloc driveway provides off-street parking.

EXTRAS

All fitted carpets, floor coverings, curtains (excluding master bedroom and bedroom 2), blinds, light fittings, living flame gas fire and surround, white goods as specified, bathroom fittings, garden shed and the greenhouse are included in the sale.

SITUATION

Livingston is ideally situated for commuters with excellent links to Edinburgh and Glasgow via A71 and M8/M9 motorway network as well as frequent buses and trains. It has good nursery, primary and secondary schools as well as West Lothian College.

The town centre provides an extensive range of shops at The Centre and Livingston Designer Outlet together with supermarkets, retail parks and restaurants.

For recreation, there are sport and leisure centres and Almond Valley Heritage centre with woodland walks and parks to enjoy.

VIEWING

Strictly by appointment with Property Department, Linlithgow on 01506 840000.

OTHER

COUNCIL TAX BAND: F

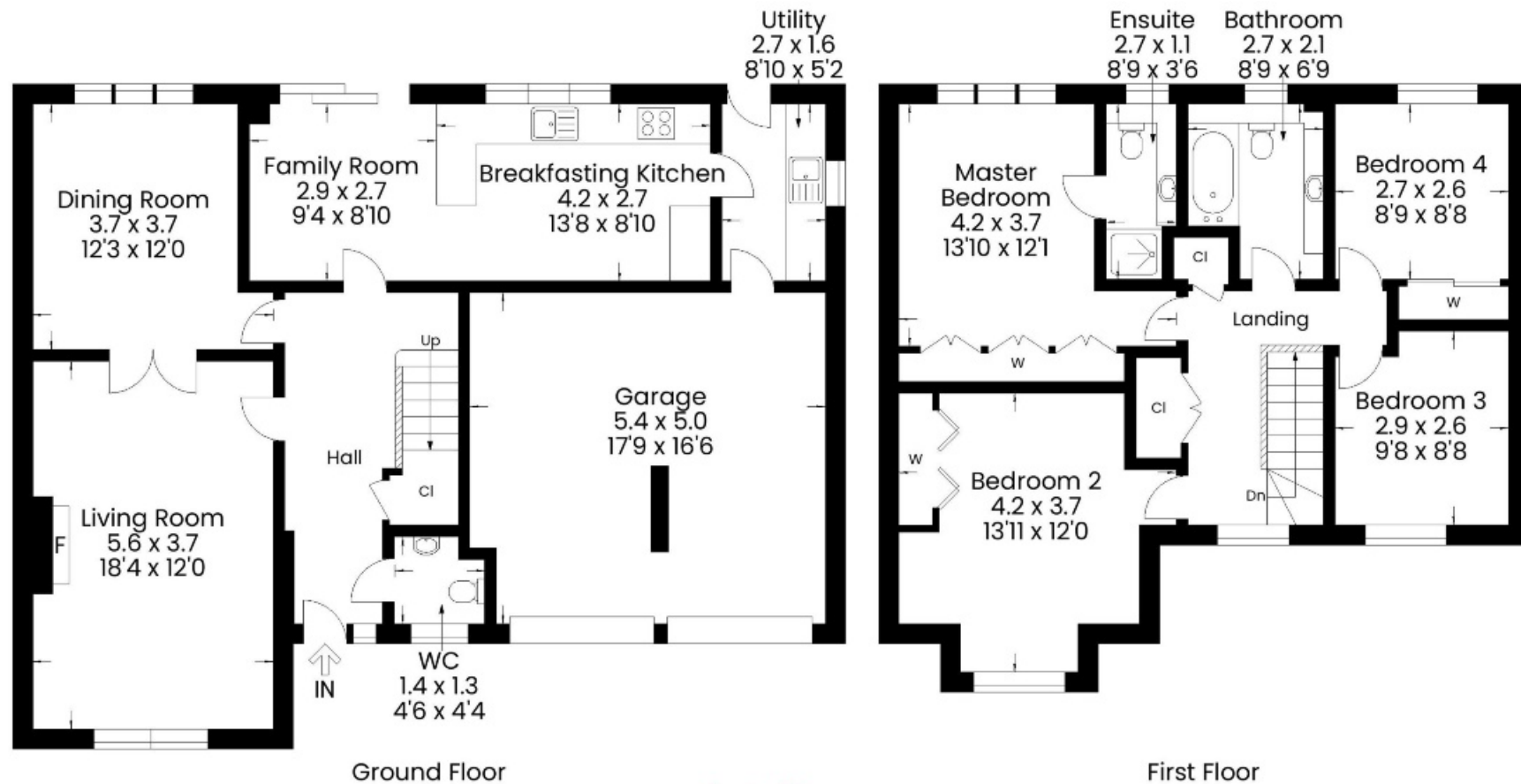
These particulars are believed to be warranted and will not form part of any contract of sale. All measurements are approximate.



WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.

EPC:C



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025

Peterkin & Kidd

Solicitors and Estate Agents

We can open doors for you

Linlithgow Office

8 High Street
Linlithgow
EH49 7AF

maildesk@peterkinandkidd.co.uk
www.peterkinandkidd.co.uk

espc rightmove

s1homes.com

