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12 Threipmuir Walk, Murieston,
Livingston, EH54 9FG

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Threipmuir Walk, Murieston, Livingston



This lovely four-bedroom detached home in Murieston's exclusive Laurel Park Estate offers buyers a generous layout, stylish modern finishes, and plentiful light. With an expansive garden and double garage, it is ideal for a growing or established family.

Set on a peaceful corner plot and spanning two floors 'The Doyle' boasts a tastefully decorated east-facing living room; an expansive open-plan dining kitchen that opens to the rear garden; a utility room with garden access; a family room; four comfortable bedrooms, three of which have en-suite access; a well-appointed family bathroom and a guest WC.

Benefitting from swift access to green spaces, excellent transport links, schooling, and Livingston's outstanding leisure and retail amenities it presents a superb opportunity.

What's special about this house

- Boasting a generous layout and stylish modern design this four-bedroom detached family home in a desirable setting offers comfort and convenience.
- Warm and inviting east-facing living room featuring a tasteful décor.
- Expansive and light-filled dining kitchen with French doors leading out to the enclosed rear garden. U-shaped in design under-base-lit white gloss wall and floor units sit alongside oak-effect worktops and high-spec AEG integrated appliances including a ceiling extractor hood, gas hob, eye-level grill and oven. An adjacent utility provides further storage and garden access.
- Impressive principal double bedroom with built-in mirrored wardrobes and a stylish en-suite shower room with a hidden cistern WC and washbasin.
- Versatile home office and study, ideal for working from home.
- Sizeable rear garden combining a lawn and paving.
- Ample off-street parking provided for by the monoblock driveway, and integral double garage. The latter could be converted as it offers drainage, electricity, and water.
- Solar panels with a solar diverter to ensure greater energy efficiency.









Location and Amenities

- A peaceful residential setting yet minutes from leisure, dining, and retail amenities.
- 15-minute drive from the exclusive Deer Park Golf and Country Club with its prestigious 18-hole course.
- The Centre Livingston and Livingston Designer Outlet are a short ten-minute drive.
- Ideal commuter location close to the M8 with easy access to Edinburgh (17 miles) and Glasgow (36 miles); the M9 is a short drive.
- Livingston South Railway Station with regular and swift links to Edinburgh and Glasgow is a 5-minute drive or a twenty-minute walk.
- Edinburgh International Airport is just 13 miles away from the property.
- Scenic green spaces on the doorstep include Eilburn Park and Almond Valley Heritage Park.
- Near to family-friendly recreational activities such as Xcite Livingston Leisure Centre and Five Sisters Zoo.

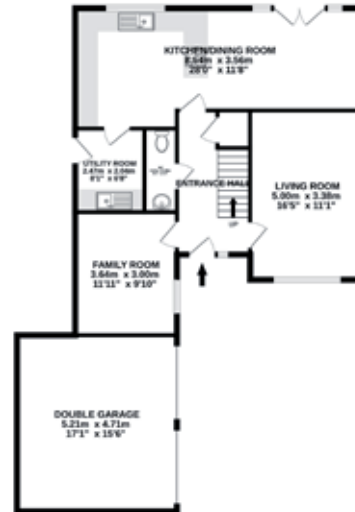
“This lovely four-bedroom detached home offers a generous layout, stylish finishes, and plentiful light.”

Home Report valuation	£495,000
Internal floor area	168 m ²
School catchment	Williamston Primary School, and The James Young High School
EPC Rating	Band A
Council tax band	Band F
Train station	Livingston South

Extras

All floor coverings, all blinds, oven/hob, dishwasher, and fridge/freezer are included.

Ground Floor



First Floor



Dimensions

Ground Floor

Living Room	5.00m x 3.38m
Kitchen/Dining Room	8.54m x 3.56m
Utility Room	2.47m x 2.04m
Study	3.64m x 3.00m
WC	2.47m x 0.96m
Double Garage	5.21m x 4.71m

First Floor

Bedroom (1)	4.36m x 3.31m
Ensuite (1)	2.53m x 2.11m
Bedroom (2)	6.00m x 3.12m
Bedroom (3)	3.58m x 2.81m
Ensuite (2)	3.12m x 1.94m
Bedroom (4)	3.19m x 2.62m
Bathroom	2.34m x 1.67m

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Kirsty Black
Property Manager

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.