

Turpie
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West Kip Walk, Livingston, EH54 9FA

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Situated in sought-after Murieston, this impressive four-bedroom detached home designed by Bellway Homes offers spacious, contemporary living with elegant interiors, high-quality finishes, and an enclosed rear garden.

Laid out over two floors the flexible accommodation includes a south-east-facing lounge; a large separate dining/kitchen with utility and garden access; a versatile dining room with a rear garden aspect; four bright bedrooms, two with en-suites; a family bathroom; and a guest WC.

Boasting off-street parking, and close to an array of amenities as well as schooling and transport links this property is comfortable family living at its best.

What's special about this house

- Showcasing a generous and flexible layout, tasteful interiors, and an expansive rear garden, this four-bedroom detached Bellway home is perfect for modern family living.
- Warm and inviting south-east-facing lounge with carpeting and an elegant neutral décor.
- Stylish and light-filled kitchen with adjoining dining and utility and garden access through French doors. Boasting a sleek aesthetic it features under-base-lit white and grey gloss wall and floor units, grey worktops, and high-spec integrated appliances including an extractor hood, five-ring gas hob, eye-level microwave, and oven.
- Versatile dining room overlooking the rear garden and featuring a sophisticated interior design. Conveniently it adjoins the dining kitchen.
- Beautifully presented principal double bedroom showcasing a south-east-facing Juliet balcony, built-in mirrored wardrobes, and a monochrome ensuite shower room with a hidden cistern WC and washbasin.
- Neat lawn to the front bordering the driveway. Enclosed rear garden mainly laid to lawn and featuring pretty borders and a raised herb garden.
- Off-street parking provided for by a monoblock driveway and an integral garage.
- Rooftop solar panels.
- Close to local schools, green spaces, Livingston's retail and leisure amenities, and efficient commuter links to Edinburgh and Glasgow.









Location and Amenities

- Catchment for Williamston Primary School, and James Young High School. A short drive from West Lothian College and St John's Hospital
- Within easy reach of the exclusive Deer Park Golf and Country Club housing a prestigious 18-hole course, beauty salon, thermal spa, swimming pool, gym, squash courts, and fitness classes
- The Centre Livingston and Livingston Designer Outlet are a ten-minute drive, providing a wide variety of high street stores, boutiques, cafès, a VUE cinema, an ASDA supermarket, and casual dining options
- 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
- Edinburgh International Airport is just 11 miles from the property
- Green spaces include Bankton Mains Park, Bellsquarry Wood, and Almond Valley Heritage Park

“Impressive four-bedroom detached home offers spacious, contemporary living with elegant interiors, high-quality finishes, and an enclosed rear garden.”

Home Report valuation £420,000

Internal floor area 142 m²

School catchment Williamston Primary School,
James Young High School

EPC Rating Band B

Council tax band Band F

Train station Livingston South

Extras

All floor coverings, all light fittings, all blinds, all curtains (by negotiation), integrated oven/hob, dishwasher, fridge/freezer and garden furniture are included.

Ground Floor



First Floor



Dimensions

Ground Floor

Living Room	5.20m x 3.22m
Kitchen/Breakfast Room	5.45m x 3.82m
Dining Area	3.82m x 2.76m
W.C.	1.92m x 1.10m
Garage	5.30m x 2.50m

First Floor

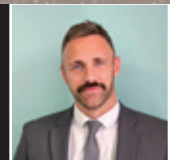
Bedroom (1)	4.59m x 4.48m
Ensuite	2.17m x 1.74m
Bedroom (2)	4.73m x 2.58m
Ensuite	2.25m x 1.44m
Bedroom (3)	3.40m x 2.75m
Bathroom	2.86m x 2.74m
Bedroom (4)	3.81m x 2.65m

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Steven Irvine
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.