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11 West Kip Walk, Livingston, EH54 9FA

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# 11

## West Kip Walk, Livingston



**Located in desirable Murieston and designed by Bellway Homes, this spacious five-bedroom detached house boasting chic inviting interiors, high-spec finishes, and a stunning landscaped rear garden, epitomises the best in modern living.**

Including a double garage and driveway, the home spanning two floors features an elegantly decorated lounge; an immaculate designed dining kitchen that opens to the rear garden and benefits from a utility room, and a guest WC; four double bedrooms, two with luxurious en-suites and one with an enviable walk-in wardrobe/bedroom 5; and a contemporary family bathroom.

With commuter links, schools, green spaces, and amenities on the doorstep, this property offers an exceptional lifestyle in a superb location.

## What's special about this house

- Outstanding detached five-bedroom Bellway property featuring stylish interior design, high-spec finishes, a spacious layout, and a wonderful garden.
- Chic lounge at the front of the property, decorated in a grey and white palette with plush carpeting.
- Stunning contemporary dining kitchen opening to the south-west facing rear garden, with under-base-lit gloss two-tone grey wall and floor cabinetry, smooth white worktops, and high-spec AEG integrated appliances, including an eye-level grill, oven, gas hob, ceiling extractor hood, and fridge/freezer. A breakfast bar seats two comfortably, and an adjacent utility room with garden access ensures clutter-free convenience.
- Luxurious principal double bedroom that boasts a Juliet balcony, a walk-in wardrobe, and a spa-like ensuite with a hidden cistern WC, washbasin, and shower enclosure.
- Beautifully landscaped rear garden featuring an ASTROTURF lawn, porcelain paving, and a gazebo.
- Off-street parking provided for by a monoblock driveway (with EV charging point) and an integral double garage.









# 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.
- The Centre Livingston and Livingston Designer Outlet are a ten-minute drive, providing a wide variety of high street stores, boutiques, cafés, 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.

*“This five-bedroom house offers chic interiors, high-spec finishes, a landscaped garden, a double garage, and excellent commuter links.”*

Home Report valuation	£ 495,000
Internal floor area	199m <sup>2</sup>
School catchment	Williamston Primary School, and James Young High School
EPC Rating	Band B
Council tax band	Band G
Train station	Livingston South Station

## Extras

All floor coverings except the gym flooring in garage, all light fittings, all blinds, all curtains are included.

Ground Floor



First Floor



## Dimensions

### Ground Floor

Lounge	6.02m x 3.38m
Kitchen / Dining	9.10m x 3.26m
Utility Room	2.11m x 2.08m
WC	2.50m x 1.10m
Garage / Gym	6.00m x 3.02m

### First Floor

Bedroom (1)	5.47m x 4.55m
Bedroom (2)	5.51m x 3.64m
Bedroom (3)	3.81m x 2.63m
Bedroom (4)	2.78m x 2.62m
Bathroom	2.90m x 2.63m
Ensuite (1)	2.25m x 1.78m
Ensuite (2)	2.61m x 2.61m

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**Steven Irvine**  
Property Manager

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