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West Kip Walk, Murieston, Livingston, EH54 9FA

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# 4



## West Kip Walk, Murieston

Set within the highly sought-after Murieston area, this beautifully presented five-bedroom detached home offers an exceptional standard of living, perfect for growing families and modern lifestyles alike.

Spanning two floors and finished to a high specification throughout, the property boasts generous proportions, elegant interiors, and a well-maintained rear garden ideal for entertaining or unwinding in the warmer months. The ground floor features a stylishly decorated formal lounge, a stunning open-plan dining kitchen with quality finishes and integrated appliances, and French doors that open directly to the rear garden — creating the perfect flow between indoor and outdoor living. A handy utility room and contemporary guest WC further enhance the ground level's practicality.

Upstairs, five well-appointed bedrooms offer space and versatility, with two luxurious en suites and a sleek family bathroom adding to the home's comfort and convenience. Externally, the property enjoys a private driveway and a double garage, while the spacious rear garden provides a secure, family-friendly outdoor space.

Located close to excellent local schools, transport links, and scenic green spaces, this is a rare opportunity to secure a turnkey home in one of Livingston's most desirable neighbourhoods.

### *What's special about this house*

- An outstanding detached five-bedroom property set in a desirable residential location, offering a stylish interior, premium finishes, and a spacious, versatile layout perfectly suited for modern family living.
- The impressive front-facing lounge sets the tone for the home, beautifully decorated in calming grey and white tones with plush carpeting and ample natural light — creating a refined yet welcoming atmosphere.
- At the heart of the home is a stunning open-plan dining kitchen, designed with both functionality and flair in mind. Featuring sleek grey cabinetry, smooth white worktops, and high-spec integrated appliances, it's the perfect space for everyday family life or entertaining. A breakfast bar provides a casual dining spot, while the adjacent utility room with garden access ensures a clutter-free cooking environment.
- The principal bedroom is a true retreat — a generous double room with French doors opening to a Juliet balcony, offering a touch of luxury along with a contemporary en suite shower room.
- The generous rear garden is ideal for children's play, outdoor dining, or simply enjoying the fresh air in a peaceful setting. Off-street parking is provided via a monoblock driveway and integral double garage.



















## Location and Amenities

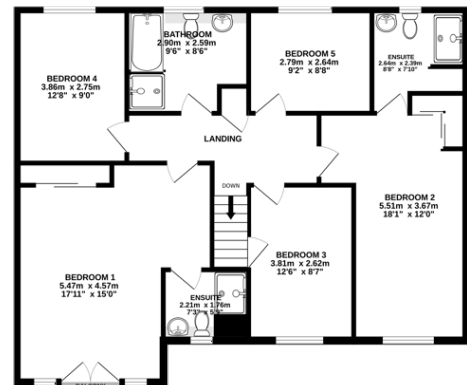
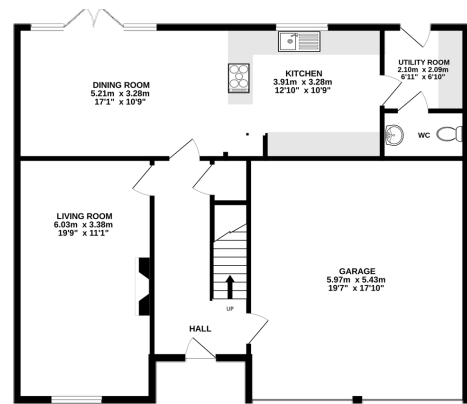
- Catchment for Williamston Primary School, and James Young High School. A short drive from West Lothian College and St John's Hospital.
- Within easy reach of the exclusive Deer Park Golf and Country Club.
- The Centre Livingston and Livingston Designer Outlet are a ten-minute drive, providing a wide variety of high street stores, boutiques, 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.

*"This five-bedroom house offers chic interiors, high spec finishes, a large garden, a double garage, and excellent commuter links"*

Home Report valuation	£500,000
Internal floor area	203.6m <sup>2</sup>
School catchment	Williamston Primary School James Young High School
EPC Rating	Band B
Council tax band	Band G
Train station	Livingston South

### Extras

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



### Dimensions

#### Ground Floor

Living Room	6.02m x 3.39m
Dining Room	5.20m x 3.27m
Kitchen	3.92m x 3.27m
Utility	2.11m x 2.08m
Garage	5.96m x 5.44m

#### First Floor

Bedroom 1	5.46m x 4.57m
En-suite	2.21m x 1.76m
Bedroom 2	5.52m x 3.65m
En-suite	2.64m x 2.38m
Bedroom 3	3.82m x 2.62m
Bedroom 4	3.86m x 2.74m
Bedroom 5	2.79m x 2.63m
Bathroom	2.89m x 2.58m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.



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Steven Irvine  
Property Manager

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