

1 MURIELSTON MEWS, LIVINGSTON



Superbly presented five bedroom family home in a secluded, well-connected location



SATNAV
EH54 9HS

Helping you to locate the finest property



At Turpie & Co, we have always believed that selling fine homes requires a special approach - one that is centred on understanding people and property. It's about helping you to find the right property for your lifestyle, giving you the information you need to gain an impression of what it's really like to live in a particular house and in a particular location.

It's a highly individual way of selling fine houses; it's why we call such properties 'Turpie Prestige'. The name also reflects our commitment to providing you with the highest levels of service: all 'Turpie Prestige' are personally handled with discretion and care by one of our directors.

1 Murieston Mews is an impeccably presented home having been lavished with love and attention in a recent refurbishment. The extraordinary floor plan is a result of smart original design with recent updates, and it is ready to welcome and nurture a new family within its very special boundaries. Secluded but definitely not isolated, this is one of the best connected locations in the central belt of Scotland.

We welcome your enquiries at all times and look forward to speaking to you - whether you simply want to find out more about 1 Murieston Mews or wish to arrange a viewing.



Key features:

- Five bedrooms and three public rooms, all beautifully presented with designer décor
- Stunning open plan kitchen, family and dining room
- Exceptionally high-specification kitchen with Dekton worktops, Quooker tap and integrated Neff appliances
- Enclosed grounds extending to approximately one acre, comprising lawns, decking, and woodland with mature trees
- Car port, and detached double garage with automatic doors
- Detached studio annexe
- Highly desirable location with fast travel connections to the cities
- Beautiful walks and trails within Murieston, as well as Almondell and Calderwood Country Park close by





Superbly presented
five bedroom family home in
a secluded, well-connected location

1 Murieston Mews is an architect-designed home set in approximately one acre of thoughtfully varied grounds in a highly desirable location. It is impeccably presented, having been lavished with love and attention in a recent refurbishment. The extraordinary floor plan is a result of smart original design with recent updates, and it is ready to welcome and nurture a new family within its very special boundaries.

Five bedrooms, three public rooms and wonderful gardens offer ample public and private spaces. In addition, there is a separate studio annexe above the detached double garage.

Secluded but definitely not isolated, this is one of the best connected locations in the central belt of Scotland, and one of the most sought-after. 1 Murieston Mews presents a rare opportunity to acquire a unique home that combines exceptional calibre of design, build and location.



Enduring design

A thoroughly contemporary home, the design takes inspiration from Scottish baronial style, evoking a sense of enduring familiarity and security - you feel at home as soon as you approach through the stone-topped gates. The front door tucked next to the slim tiled turret speaks of understated sophistication; step through onto Karndean flooring and into a world of your own.

The generous reception hall is flooded with natural light from the gallery landing above, and at night from a stunning statement light fitting. It's a welcome which sets the tone for the home. Natural, warm materials, along with the artful use of light and easy flow between the spaces, all make for a comforting and inviting home. There is underfloor heating throughout, arranged in nine separate zones for comfort and efficiency; each room has its own heating control.



One side of the ground floor is dedicated to a show-stopping open plan kitchen, family and dining area. This is the heart of the home, the gathering point that everyone gravitates too. A full wall of glazing to the rear, orangerie-style, brings the outdoors in, and the French doors give access to the large deck and outdoors living area. You can very comfortably host plenty of guests here for special occasions, whilst the ingenuity of the design means that at quieter times it feels family-scale and intimate.

No expense has been spared in the kitchen refit, with Dekton stone work tops perfectly set off by the sophisticated, matt black and walnut cabinets. A suite of integrated Neff appliances are a delight to work with. There is a separate utility room with practical external access, and a WC.



The formal lounge is a separate room which emanates peace and calm. Softly carpeted, ambience is created by the striking statement light fitting, and by a Ravel feature fireplace set in Earth by Galerie wallpaper.

The third public room is currently fitted out as a home cinema. With an architectural arch to a glazed bay overlooking the rear garden, it's a beautiful space and very versatile. The windows are dressed with electric black-out blinds.



Dedicated to comfort

The same dedication to practical comfort and beauty in every detail applies to the bedrooms and bathrooms. One of the five bedrooms is located on the ground floor, and has a premium en-suite shower room by Laufen.

A Neville Johnson staircase, located in the turret and with designer light fitting overhead, leads up to the other four bedrooms which are arranged around the broad, light-drenched gallery landing. No space has been overlooked - one of the windows here is fitted with a seat for a cosy reading nook, whilst one of the Velux windows offers an artful close up view of the turret weather vane.



The master suite, with relaxing views over the rear garden, is a luxurious sanctuary. With a feature wall decorated in designer paper from Galerie, it benefits from bespoke joinery in the dressing room and a fully tiled en-suite bathroom with all the quality details you would expect to recharge body and mind.

Two further double bedrooms, one with built-in storage, and a single bedroom currently used as an office, offer flexible accommodation and are all lavishly decorated. They are served by the stunning family bathroom by Clay & Rock, featuring marble tiles floor to ceiling and a double ended freestanding bath.



Private woodland

Extensive landscaped grounds surround the house, and are designed not only to provide a beautiful view but to spend quality time in and make the most of the outdoors in this peaceful location. Nearest to the house and accessed from the dining room and kitchen, are timber decks and paved paths, providing spaces for al fresco dining, socialising or just quietly enjoying the environment at any time of the day. The hot tub on the main deck is included in the sale.

Beyond the decks, the lawns are fully enclosed by hedging and by hazel hurdle fencing, making for a lovely safe space for children or pets and plenty of space for games. An enticing stepping stone path curves across the lawn to an irresistible arched gateway, through which you enter the magic of your own woodland haven. Part of the property, this beautiful natural copse of mature trees is the backdrop to the garden, and has a trail path winding down towards the River Almond, which forms the boundary of the property.



Several of the trees at the front are centuries old and officially listed, offering not just beauty but heritage; owners of this home become custodians of living history, guardians of these majestic, time-honoured sentinels.

The monoblock driveway has plenty of space to park and turn, as well as a carport and double garage with Hormann electric doors.

The double garage has studio accommodation above it, consisting of bedsit, shower room and kitchenette. All beautifully and tastefully finished, this space would be ideal as a business studio, or as guest accommodation.



Location and Amenities

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- Livingston offers all social, sport and leisure facilities, including excellent shopping centres and Designer Outlet.
- Mainline rail connections to Edinburgh and Glasgow from Livingston South station (1.8 miles drive, or less than 1 mile walk)
- Close proximity to the M8 motorway gives easy access to Edinburgh (16 miles) and Glasgow (30 miles)
- National and international flights from Edinburgh Airport – just 12.4 miles away
- Murieston Trail and other country walks are accessible from the doorstep and perfect for walking and cycling, while Almondell and Calderwood Country Park is a short drive away



Key information

Home Report valuation: **£1,050,000**
Internal floor area: **304m2 plus detached double garage with studio annex above**

Council Tax Band: **Band H**
EPC Rating: **Band C**
School catchment: **Williamston Primary School, The James Young High School Livingston South**

Train Station:

Extras

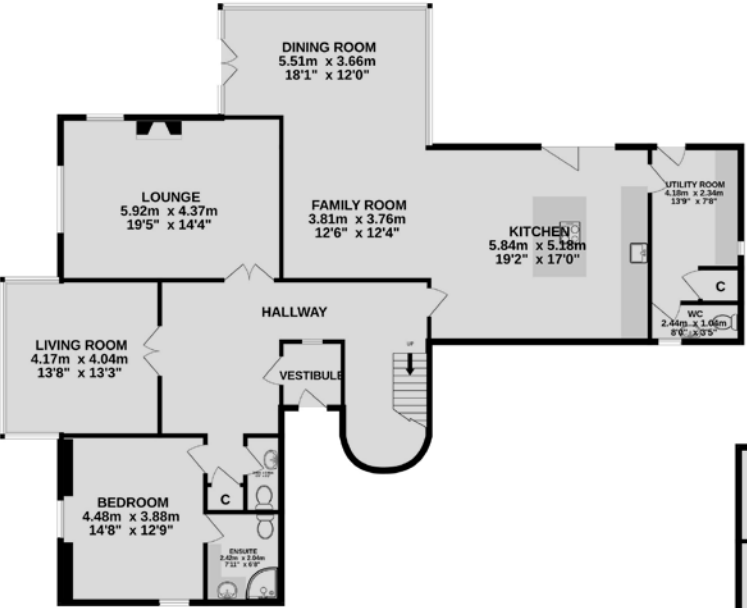
All floor coverings, blinds and curtains. Some light fittings. Integrated ovens, induction hob, warming drawer, quooker tap, fridge/freezer and dishwasher. Washing machine and tumble drier. Wine fridge and freestanding wardrobe in ground floor bedroom. Fridge in annex. Hot-tub.

Dimensions

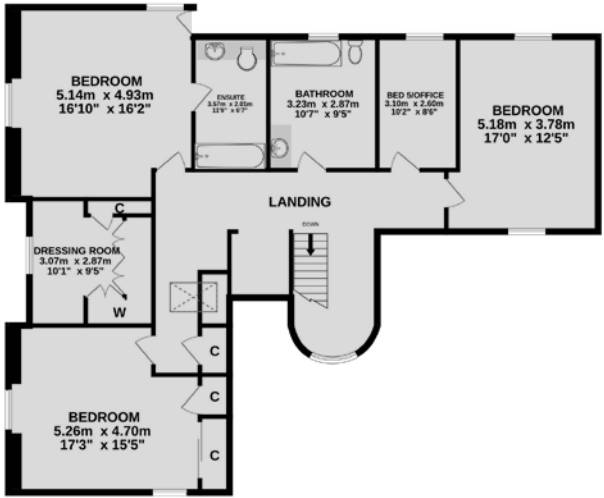
Ground Floor		First Floor	
Kitchen	5.84 x 5.18m	Bedroom 1	4.93 x 5.14m
Family Room	3.81 x 3.76m	Ensuite	2.10 x 3.57m
Dining Room	5.51 x 3.66m	Dressing Room	2.87 x 3.07m
Utility Room	2.34 x 4.18m	Bedroom 3	5.26 x 4.70m
WC	2.44 x 1.04m	Bedroom 4	3.78 x 5.18m
Lounge	5.92 x 4.37m	Bed 5/Office	3.10 x 2.60m
Living Room	4.17 x 4.04m	Bathroom	2.87 x 3.23m
Bedroom 2	3.88 x 4.48m		
Ensuite	2.04 x 2.42m		
Garage Ground Floor		Annex	
Double Garage	5.92 x 4.09m	Guest suite	7.19 x 4.09m
Carport	5.92 x 2.52m	Shower Room	2.75 x 1.10m

*all measurements are approximate only and taken from widest point.

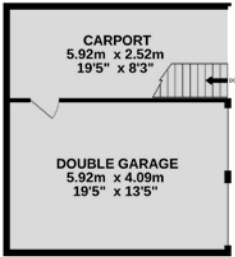
Floor plans



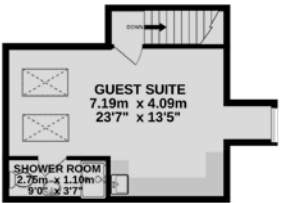
GROUND FLOOR



FIRST FLOOR



GARAGE
GROUND FLOOR



GARAGE
FIRST FLOOR





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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.