



RESIDENCE

25 Tarbert Drive, Murieston, EH54 9GZ

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Viewing by appointment with Residence Hamilton

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4 Bedrooms | 1 Public Rooms | 3 Bathrooms

PICTURES ARE FOR ILLUSTRATION PURPOSES ONLY

The Wicket's at Tarbert Drive is a striking, modern development of cleverly imagined luxury homes set withing a stunning location on the southern edge of Livingston.

Built to an uncompromising standard by Bespoke builder Perella Homes this exciting new development will consist of 18 unique and contemporary 4 bedroom villas with two individual styles available. Perella Homes is a family run company that designs and builds beautiful functional homes for every family.

The homes are beautifully finished with well-equipped stylish kitchen and utility Room by Silverbirch, Porcelanosa wall and floor tiling, fitted wardrobes, double glazed windows and doors throughout, central heating with efficient boiler and radiator systems, solar panels, landscaping, fencing, detached garage and full NHBC Build Warranty.

The Wicket's, Murieston is on the southern edge of Livingston, offering an excellent range of shopping and recreational facilities, including the renowned Livingston Centre and Livingston Designer Outlet, along with extensive local shopping and a range of supermarkets. There is also an excellent choice of sports and leisure pursuits including a network of walking and cycle paths, parks, woodlands, swimming pools, golf courses, libraries, cinema, and sports centres. Well-regarded nurseries are available locally, with Williamston Primary School and James Young High School nearby. Livingston has excellent transport links, with the M8 passing to the north of the town, and the A71 to the south. Two railway stations serve separate railway lines, connecting with Edinburgh, Glasgow and other subsidiary destinations.

Bordering the development is the Murieston Trail. The trail starts at Livingston South railway station car park and follows Robins Lane, the walk will then head west along to Murieston house when you will head down to the Murieston water. Murieston is also home to local community football club Murieston United.



sq ft | EER =



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House Type 1



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.