

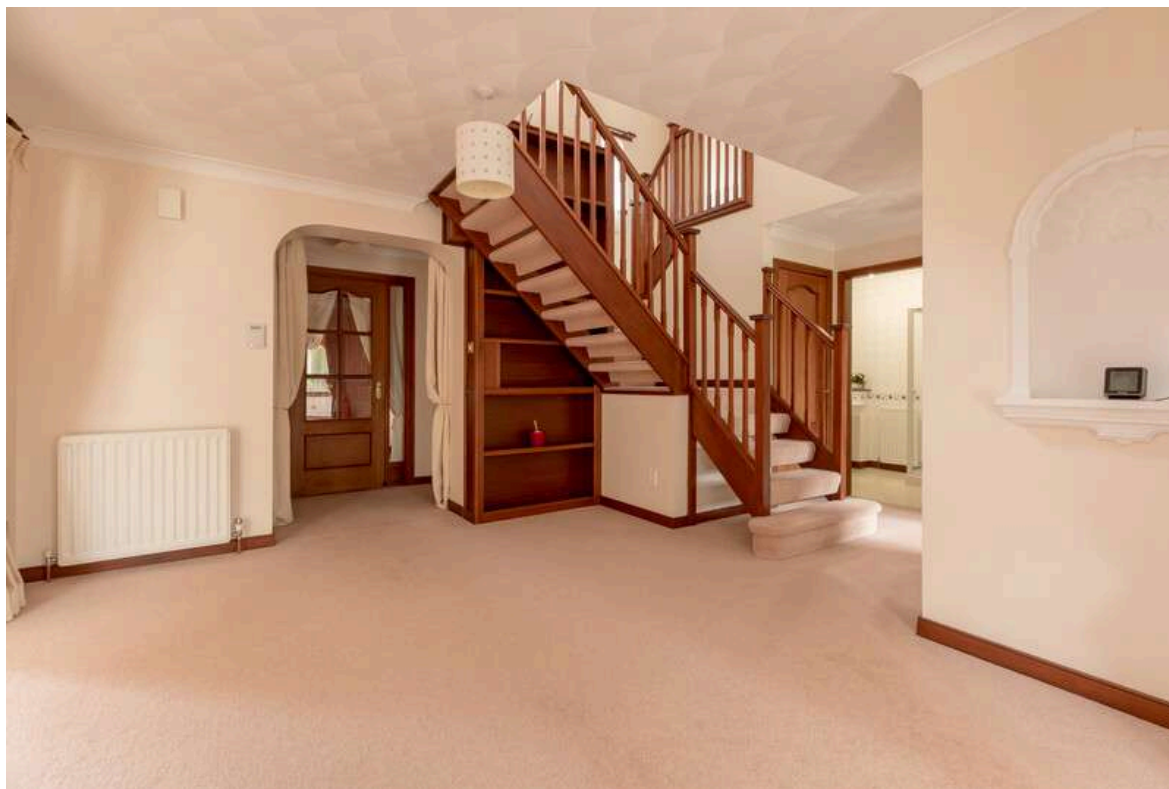


11 Nevis Drive  
LIVINGSTON | EH54 9HH

  
**warners**  
solicitors & estate agents







## 11 Nevis Drive

LIVINGSTON | EH54 9HH

Nestled within the sought-after Livingston South neighbourhood of Murieston, this beautifully designed property with its quirky layout captures the essence of semi-rural suburban living. Situated within a mix of contemporary and olde-worlde developments, the property exudes charm and comfort, offering an inviting retreat in one of the town's most desirable areas.

The property boasts spacious and airy living. On the upper floor, the accommodation comprises 5 bedrooms and a large bathroom. The large master bedroom naturally has fitted furniture and en-suite facilities. Off the same landing, are bedrooms 4 and 5. The staircase leads down and up to the other wing, where bedrooms 2 and 3 have sliding mirrored wardrobes comprising hanging space and plenty of shelving. The main bathroom is located on this landing.

Downstairs, the front door opens into a vestibule, which leads into the stunning hall - which could be transformed into a formal dining area - a large open plan sitting room, an extension comprising the 3rd reception room or a 6th bedroom, the downstairs bathroom, the fitted kitchen, a fitted utility room and a large, integral, double garage with workshop area. The immaculate and manicured enclosed wraparound garden with the large entrance driveway complete this superior residence.

EPC - C73

Conforming to current regulations, hard wired, interconnected smoke alarms are fitted in the sitting (day) room, hall, both upstairs landings and a heat sensor in the kitchen. A carbon monoxide detector is located 2m away from the boiler in the utility room.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.







- 5/6 Large Bedrooms - 3 with built in wardrobes.
- Accommodation on two wings - 3 bedrooms on one wing and two on the other
- 2 Bathrooms and a Downstairs Shower Room with WC and Wash Hand Basin
- Double Glazing, Gas Central Heating, Loft Insulation, Timber Framed
- Landscaped Gardens with pleached hedge and enclosed fencing to the rear and sides and hedge around the front perimeter
- Double Garage with remote controlled up and over Single Garage Door providing easy parking for up to two cars
- Workshop area with base and wall mounted units
- Large entrance driveway
- Murieston Trail runs behind the property, with beautiful walks or bike rides
- Eye catching dry stone wall with oak bench, nook for a drinks bottle and shelves for glasses
- Marvelous arbour with roof shelter
- Large rear patio with low bordering wall and planters
- Impressive library shelf
- Stunning bespoke marble fireplace
- Vacuduct - central vacuum system with the mechanism and bin located in the

- garage
- Beautiful views from every window with picturesque sunset and moonrise scenes

Ground Floor Dimensions (approx.):  
 Sitting Room 3.90 x 7.63 12'9" x 25'1"  
 Hall 4.42 x 3.34 14'6" x 11'0"  
 Vestibule 2.24 x 1.78 7'4" x 5'10"  
 Kitchen 3.87 x 3.95 12'8" x 12'11"  
 Shower room 1.85 x 1.80 6'1" x 5'11"  
 Utility 2.91 x 1.92 9'7" x 6'4"  
 Workshop 3.62 x 2.36 11'11" x 7'9"  
 Dbl Garage 6.20 x 5.79 20'4" x 19'0"  
 Extension 4.90 x 3.30 16'1" x 10'10"

Upper Floor Dimensions (approx.):  
 Bedroom 1 15.92 x 3.87 19'4" x 12'8"  
 En-Suite 2.89 x 1.92 9'6" x 6'3"  
 Bedroom 2 3.97 x 3.87 13'0" x 12'8"  
 Bedroom 3 3.87 x 3.50 12'8" x 11'6"  
 Bedroom 4 4.52 x 1.92 14'10" x 6'3"  
 Bedroom 5 4.41 x 3.44 14'5" x 11'4"  
 Bathroom 3.56 x 2.40 11'8" x 7'11"





Livingston offers a wide spectrum of opportunities to its residents and sits close to open countryside, allowing the enjoyment of many pursuits, such as walking, cycling and horse riding. For shoppers, the Almondvale Centre and Livingston Designer Outlet are ideal for browsing. Virtually every possible amenity is catered for in and around the town, including sport and leisure centres, swimming and golfing. Neighbouring Deer Park Golf and Country Club offers golf and leisure facilities, ten-pin bowling, a restaurant and bar. In addition, Beecraigs and Almondell Country Parks and the banks of the River Almond are easily accessible. Schooling at all levels is provided. Livingston sits within the central belt of Scotland and is an ideal base for commuters, having good road and rail links to Edinburgh, the Airport and Glasgow, whilst regular bus routes run nearby providing local services.











Nevis Drive,  
Edinburgh, EH54 9HH



Approx. Gross Internal Area  
2761 Sq Ft - 256.50 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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