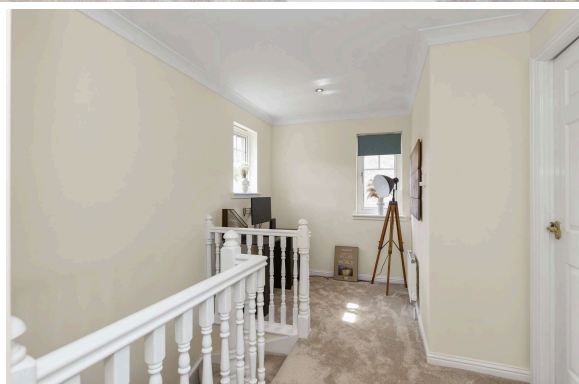




3 Tarbert Drive, Murieston
LIVINGSTON | WEST LoTHIAN | EH54 9GZ


warners
solicitors & estate agents



3 Tarbert Drive, Murieston

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A seldom available opportunity has arisen to acquire this stunning four-bedroom detached home boasting a large private rear garden, forming part of an established development in Murieston in West Lothian.

On the ground floor, the living room is of an excellent size and the room is flooded with natural light. The open plan kitchen/dining room falls naturally into cooking and dining areas. From here French doors open out to the large, private rear garden which includes a charming patio area, ideal for enjoying the best of the summer weather. The bedroom on this level is a well-sized double, and could alternatively be utilised as a playroom, home office or gym, giving the property a good degree of flexibility.

Upstairs, the principal bedroom boasts a stylish ensuite and plenty of integral wardrobe storage. The two further bedrooms on this level are both well-sized doubles and similarly benefit from built-in wardrobe storage. A contemporary family bathroom and office/study complete the internal accommodation.

Offering immense appeal to those looking for a family home within commuting distance of both Edinburgh and Glasgow, early viewing is highly recommended to appreciate everything that this fantastic home has to offer.

- Four-bedroom family home
- Sought-after location
- Large front and rear gardens
- Easy access to public transport links
- Living room
- Kitchen/dining room
- Principal bedroom with ensuite
- Bathroom
- Office/study
- Laundry room
- Integral double garage
- Gas central heating
- Double glazing

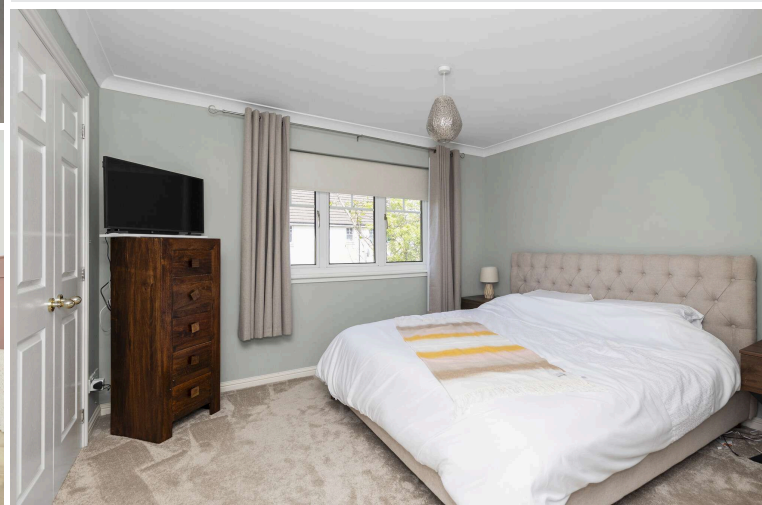
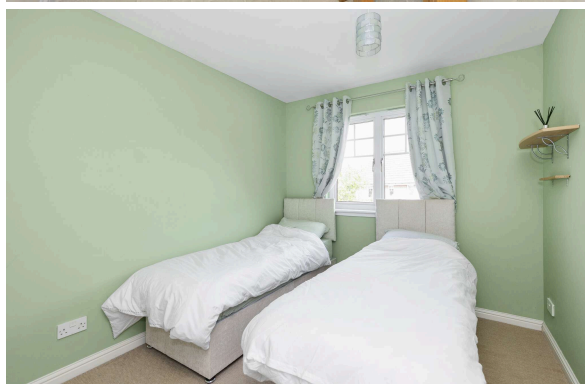
Factor: Greenbelt Ltd approx £160 a year
Council Tax Band F. Energy Rating: C.

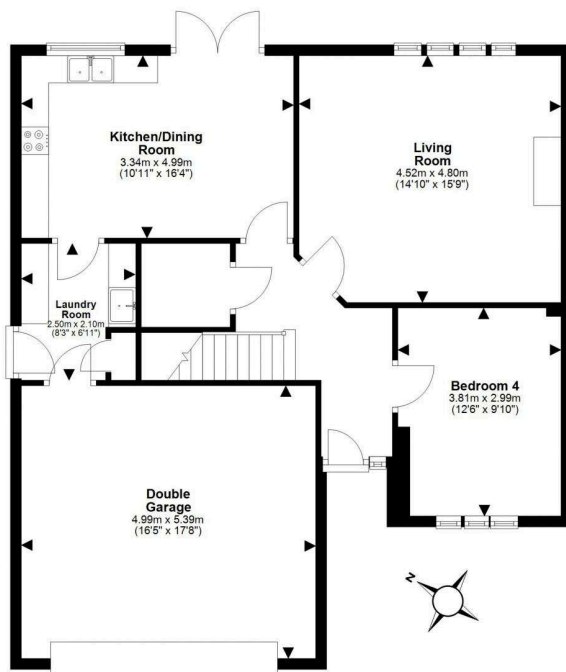
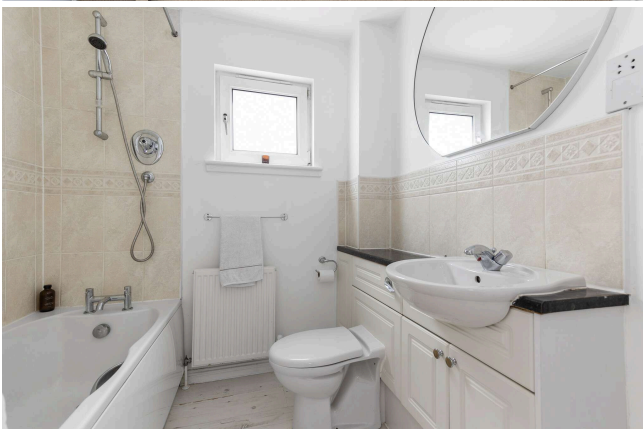
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



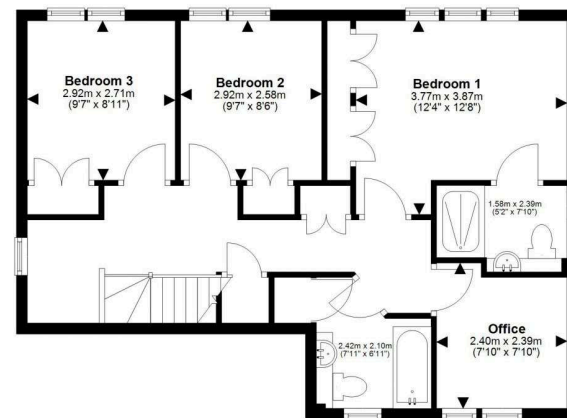
Extras: All blinds, integrated oven, hob, extractor fan, dehumidifier fans, smoke alarms, electric car charger and integrated fridge will be included.

Livingston is located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, and is bordered by the towns of Broxburn to the northeast and Bathgate to the northwest. For shoppers, the Almondvale Centre and Livingston Designer Outlets (formerly McArthur Glen) are ideal for browsing. Virtually every possible amenity is catered for in and around the town, including sport and leisure centres, swimming and golfing. 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.





Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.