



18 Murieston Valley
LIVINGSTON | EH54 9HB


warners
solicitors & estate agents



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Situated within the highly desirable Murieston Valley area of Livingston, this impressive five-bedroom detached villa offers generous and flexible accommodation ideally suited to modern family living.

The ground floor welcomes you with a bright and spacious entrance hallway leading to a bright and spacious living room. The kitchen provides an excellent range of wall and base units, ample worktop space and room for family dining. A useful utility room offers additional storage and laundry facilities. A further dining room provides the ideal space for entertaining, while access to the conservatory provides the perfect space for relaxing. On the upper floor, the generous principal bedroom benefits from fitted storage and a stylish en-suite shower room. Four further well-proportioned bedrooms provide excellent accommodation for growing families, home working or guest use, and are complemented by a contemporary family bathroom. Externally there is a driveway, double garage and large gardens to the front, side, and rear.

- Five bedroom detached house
- Large driveway fitting 4+ cars and double garage
- Extensive garden area Conservatory
- Double glazing and gas central heating
- Close to local amenities
- Excellent transport links.

Energy Rating C, Council Tax G.

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



All fittings, fixtures, integrated kitchen appliances and blinds will be included in the sale. The american style fridge freezer, dishwasher and washing machine are available under separate negotiations.

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.



