



3 Murieston Road, Murieston
LIVINGSTON | EH54 9AS


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This unique detached villa must be viewed to appreciate the exceptionally light, spacious and flexible family accommodation and its wonderful, extensive private gardens and wooded areas. Beautifully tucked away in an idyllic setting close to the scenic Murieston Trail running alongside the water, the property boasts a high degree of privacy, yet is close to excellent amenities, schools, and transport links.

Families will be able to spread out with ease and use the living space to suit their individual requirements. A choice of public rooms includes a living room, formal dining room, sitting room or downstairs double bedroom, plus a large breakfast/family room. Both the dining and family room have the benefit of direct access out to the gardens. For those working from home, there's a study on the ground floor. A superb range of storage units are available within the kitchen, which is fully equipped and ready to use with a range of integral appliances.

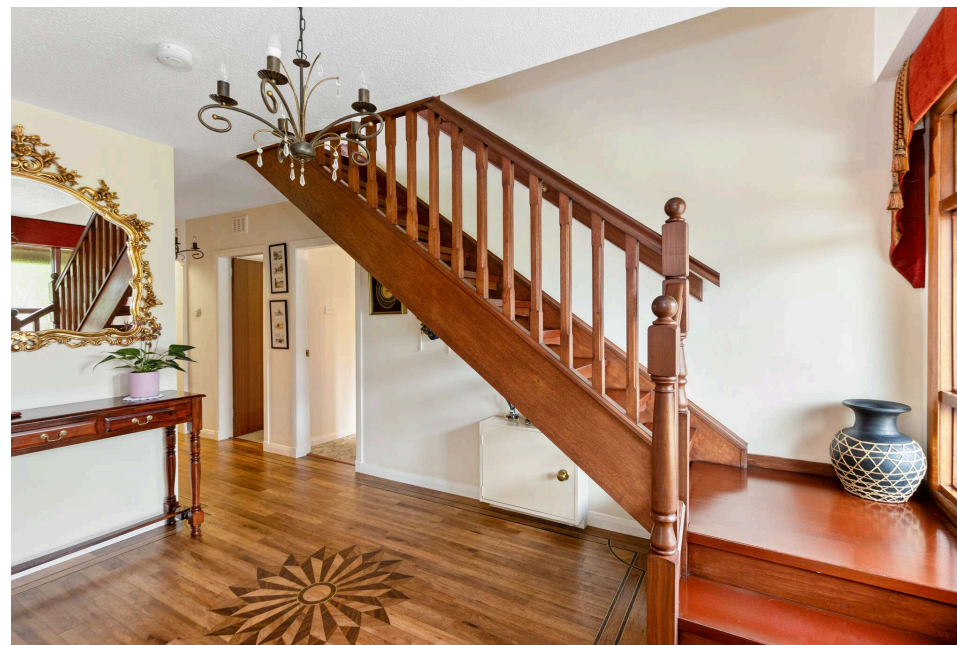
On the upper floor you'll find a principal bedroom with an en-suite facility, three further bedrooms and the family bathroom featuring a claw foot bath. Three of the bedrooms have the benefit of built-in wardrobe space. The landing gives access to a floored loft area for further storage, accessed via a pull-down ladder.

The fabulous, superbly stocked garden grounds offer something for everyone. Adults can relax outdoors enjoying the greenery on lawn, patio and decking areas overlooking a huge variety of growing stock, fruit trees and wildlife ponds. Children will find this garden, with all its nooks and crannies, including wooden areas, a magical place to spend hours playing in. Includes approximately 3 acres of land offering potential for future development. The lands were historically used for horses and would be ideal for grazing or other Equestrian pursuits subject to obtaining any necessary consents. The house is well screened from the road and sits behind a large lawn. A long driveway runs in to a triple sized garage with attached workshop, both fitted with light and power.

The sale will include all blinds and kitchen appliances. Please note that only selected curtains and light fittings are included.

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





- Living room with fireplace
- Dining room with patio doors
- Sitting room/downstairs bedroom 5
- Shower-room
- Study
- Excellent storage within the fully equipped kitchen
- Breakfast/family room with French doors
- Handy utility room
- Entrance hallway and rear porch
- Upper landing
- Principal double bedroom with en-suite
- Three further bedrooms
- Family bathroom with claw foot bath
- Great storage facilities
- Gas central heating
- Double glazing
- Security alarm to house and garage

- Walking distance to Livingston South train station

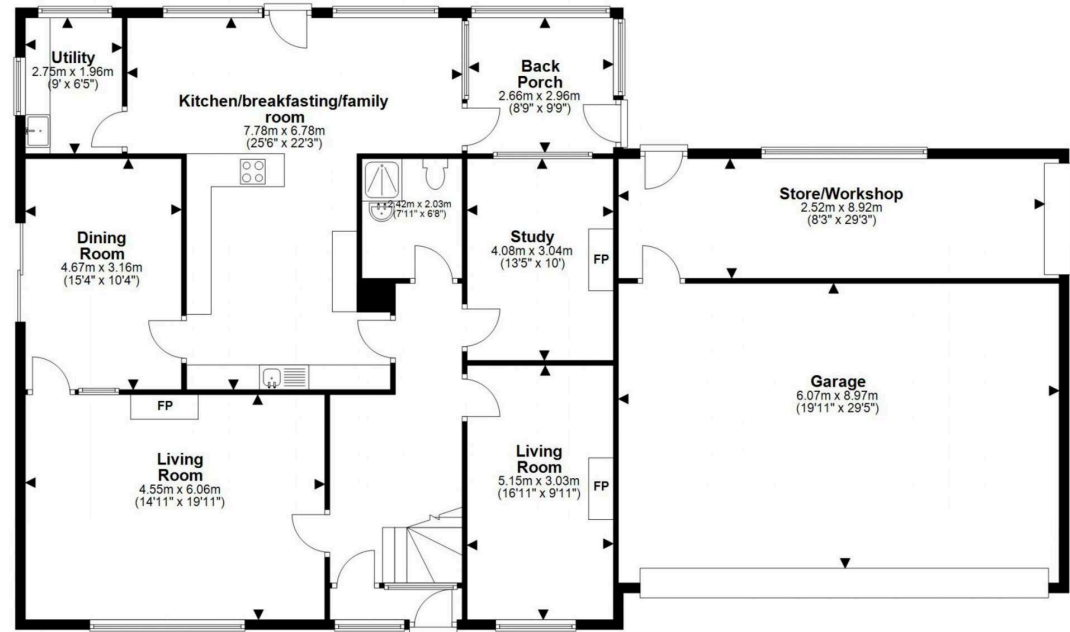
Council Tax G. Energy Rating D.



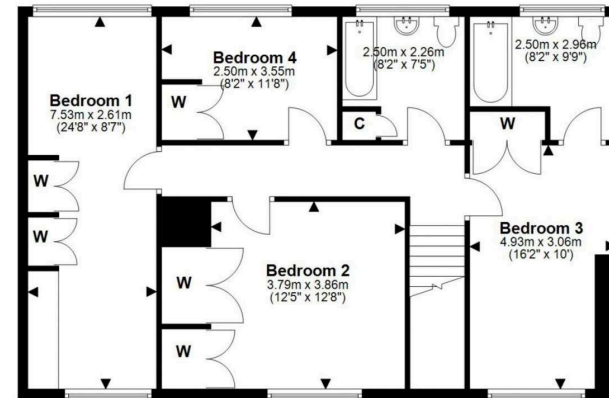
Livingston is located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow. The highly sought after Murieston area of the town is known for its peaceful setting close to sweeping open countryside and the scenic Murieston Trail, allowing most pleasant walks alongside the water. For shoppers, the Almondvale Centre and Livingston Designer Outlets 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. Livingston South Railway Station lies within easy walking distance of this property.







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.