



83 Murieston Valley, Murieston

Offers Over £450,000

83 Murieston Valley

Murieston

Situated within one of Murieston's most sought after residential addresses, this exceptional four bedroom detached family home occupies a substantial plot, delivering the perfect blend of luxurious interiors, versatile living spaces and an outdoor lifestyle that is rarely found. From the moment you arrive, the home's impressive curb appeal is immediately evident, with an expansive monoblocked driveway providing parking for multiple vehicles, complemented by a generous double garage. Beautifully presented from the outset, this is a home that makes an unforgettable first impression.

Stepping inside, you're welcomed into a bright and inviting hallway where elegant herringbone flooring flows seamlessly throughout much of the ground floor, immediately setting the tone for the quality found throughout the home. Decorated in soft neutral tones, the interior provides a timeless backdrop that allows you to move straight in while effortlessly adding your own personal style.

Positioned to the front of the property is the beautifully appointed living room. Flooded with natural light from the large front facing window and glazed internal door, this is a wonderfully bright and relaxing space. A striking grey feature panelled wall creates an elegant focal point, whilst the continuation of the herringbone flooring enhances the sophisticated feel, creating the perfect setting for both everyday family living and entertaining guests.

Continuing through the hallway, you'll find a practical under-stair storage cupboard alongside a stylish ground floor WC. Beautifully finished with half height brick effect tiling paired with bold contemporary feature wallpaper, this space perfectly captures the feel of a boutique hotel, effortlessly combining practicality with luxurious design.

The true heart of the home awaits at the rear, where an outstanding open plan kitchen, living and dining space has been thoughtfully designed with both modern family life and entertaining in mind. This spectacular room is guaranteed to impress.

The sleek, handleless off white cabinetry is beautifully complemented by marble-effect worktops and matching splashbacks, creating a clean, contemporary aesthetic. Warm wooden acoustic panelling introduces texture and character, while the striking gold tap adds a luxurious finishing touch. Recessed spotlights complete the modern feel, creating a bright, welcoming atmosphere throughout.

To one side of the kitchen, a stunning sunroom enjoys panoramic views across the rear garden, providing a beautiful formal dining area drenched in natural sunlight throughout the day. To the opposite side, a further dining and family seating area offers additional flexibility, with direct access to the garden through glazed doors, allowing indoor and outdoor living to flow effortlessly together.



Leading directly from the kitchen is an exceptionally generous utility room, providing excellent additional storage and workspace, whilst also offering internal access into the double garage perfect for the practicalities of busy family life. Ascending to the first floor, the quality and attention to detail continue throughout all four generously proportioned double bedrooms.

The principal suite occupies the front left hand side of the home and provides a luxurious retreat. Beautiful horizontal feature panelling behind the bed creates a sophisticated focal point, whilst dual windows flood the room with natural light, enhancing the calm neutral décor. Completing the suite is a stylish private en-suite shower room, beautifully finished with textured neutral tiling to create a relaxing, spa inspired space.

Located opposite is the second double bedroom, another impressive room featuring contemporary timber acoustic panelling which adds warmth and architectural interest. A spacious and beautifully presented bedroom, it's ideal for older children, guests or even a luxurious home office.

Towards the rear of the property, you'll find two further generously sized double bedrooms, each finished in fresh neutral décor with excellent natural light, creating bright and versatile spaces suitable for family members of all ages.

Completing the upper floor is the contemporary family bathroom, centrally positioned from the landing and perfectly designed to comfortably serve the needs of the whole household.

Outside is where this home truly elevates itself beyond the ordinary.

Occupying a generous wraparound plot, the beautifully landscaped garden has been designed to maximise both sunshine and enjoyment throughout the day. Split across two levels, the garden offers a variety of thoughtfully created outdoor spaces, allowing you to follow the sun from morning through until evening.

Whether you're enjoying a morning coffee, entertaining friends on the patio, relaxing in the dedicated hot tub area or dining outdoors on warm summer evenings, every corner of the garden has been designed with lifestyle in mind.



One of the standout features of this remarkable home is undoubtedly the bespoke outdoor entertaining space. Finished to an exceptional standard, the impressive garden bar creates the ultimate social hub, complete with its own seating area, stylish bar and even a fully functioning WC, allowing guests to enjoy the space without ever needing to return to the main house. It's the perfect setting for summer parties, family celebrations, sporting events or simply unwinding at the end of the day, delivering a lifestyle that's incredibly difficult to replicate.

Perfectly positioned within the highly desirable Murieston area, the property enjoys excellent local schooling, nearby amenities, picturesque woodland walks and is just a 10 minute walk from Livingston South Train Station, making commuting to both Edinburgh and Glasgow incredibly convenient.

Offering luxurious interiors, exceptional family living, remarkable entertaining spaces and an outdoor lifestyle that is truly second to none, Murieston Valley represents a rare opportunity to secure one of Murieston's most impressive family homes.

Home Report Value- £475,000

EPC - D

Council Tax Band - F

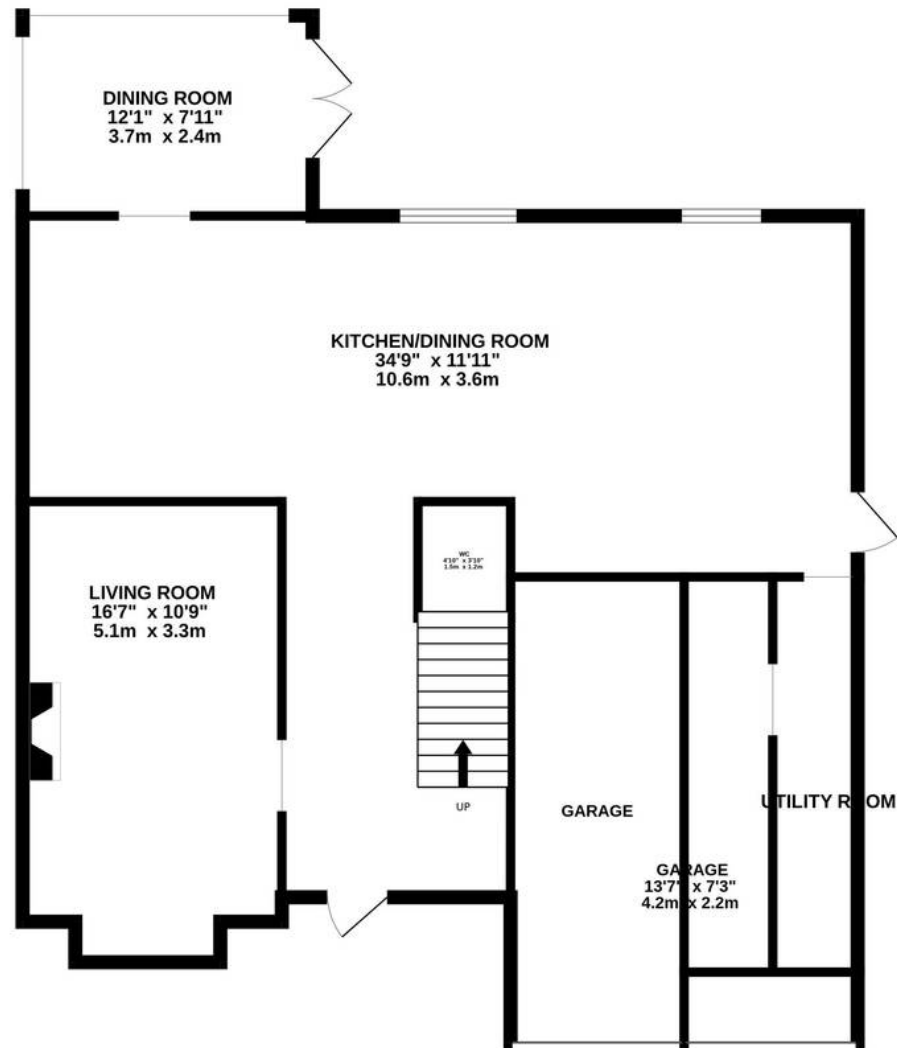
Square Ft- 1507/ 140m2

- Four Well Proportioned Double Bedrooms
- Sought After Murieston Location
- Stunning Open Plan Kitchen, Living And Dining Area
- Substantial Wraparound Plot
- Bespoke Outdoor Garden Bar
- 10 Minute Walk To Livingston South Train Station

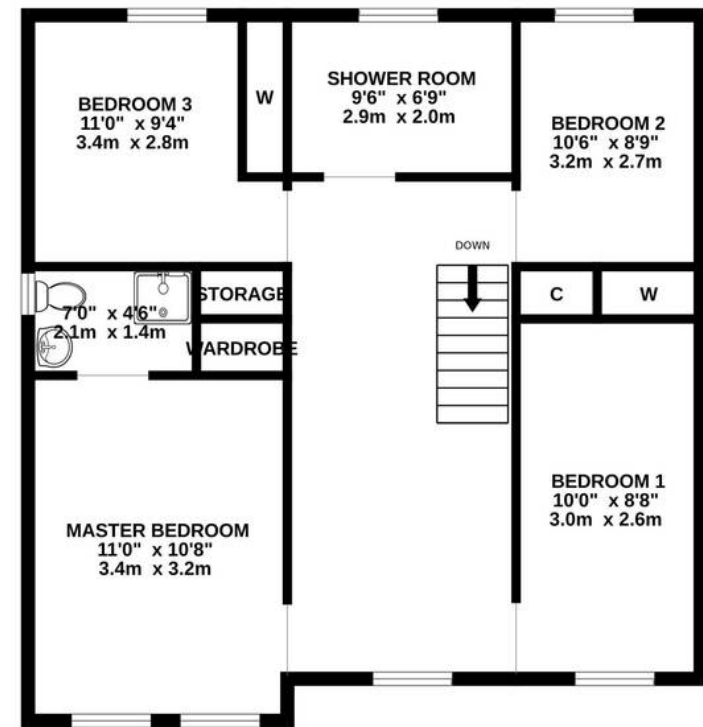




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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