

Turpie
&Co



33



Torduff Walk, Murieston, Livingston, EH54 9FJ

Visit www.turpies.com
or telephone 01506 668448



33



Torduff Walk, Murieston, Livingston

Occupying a prime position within a highly regarded Murieston development, this exceptional 'Turnberry' house type—the largest within the estate—offers expansive and versatile accommodation ideal for contemporary family living. Sitting directly across from the play park and boasting the largest garden in the development, the property enjoys a truly enviable setting.

The front door opens into a welcoming hallway. To the right lies the main living room and to the left is a further sitting room. The WC is conveniently located nearby. To the rear of the property sits the true heart of the home: a large open-plan kitchen and dining space designed with family life in mind. Also located on the ground floor is the large double garage.

Upstairs there are five generous bedrooms, all thoughtfully arranged for family living. The two largest bedrooms both benefit from ensuite facilities and built-in wardrobes. This level is completed by a family bathroom.

Externally, the rear garden has been attractively landscaped and is both spacious and private. To the front, there is a private driveway.

What's special about this house

- Beautifully presented five-bedroom home offering expansive and versatile accommodation ideal for contemporary family living.
- Comfortable and elegant living room ideal for relaxed evenings.
- Open-plan kitchen and dining room ideal for family life and entertaining. French doors open directly onto the landscaped rear garden, allowing natural light to flood the room and creating a seamless connection to the outdoor space.
- Impressive master bedroom featuring a walk-in wardrobe, en-suite shower room and a Juliet balcony overlooking the green area to the front of the property.
- Landscaped rear garden with paved and decked areas. It offers the perfect setting for alfresco dining and entertaining, while its south-east aspect ensures excellent natural light throughout the day.
- Integral double garage currently being utilised as a home gym and private driveway.



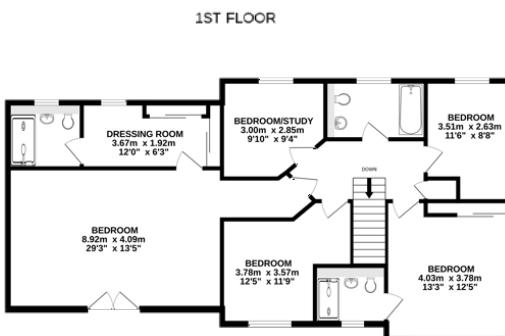
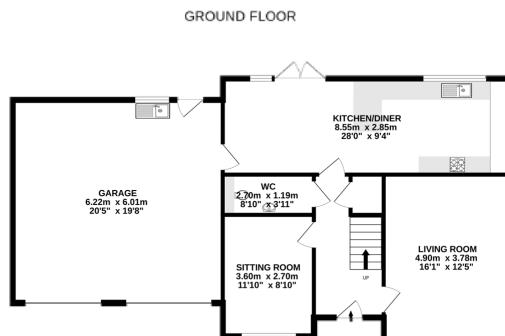






Location and Amenities

- Catchment for Williamston Primary School and The James Young High School both just a short drive away from the property.
- The Centre Livingston and Livingston Designer Outlet are a ten-minute drive, providing a wide variety of stores and dining options.
- Livingston South Train Station is a short five-minute drive with regular links to Edinburgh and Glasgow.
- Ideal commuter location close to the M8.
- Edinburgh Airport is just 11 miles from the property.
- There are plenty of woodland trails and green spaces close by for walking and cycling.



“This exceptional home occupies a prime position within a highly regarded Murieston development ”

Home Report valuation	£530,000
Internal floor area	201.5m ²
School catchment	Williamston Primary School The James Young High School
EPC Rating	B
Council tax band	G
Train station	Livingston South

Extras

All floor coverings, all light fittings, all blinds, all curtains, oven/hob, dishwasher, and fridge/freezer are included.



Dimensions

Ground Floor

Living Room	4.90 x 3.78m
Kitchen/Diner	8.55 x 2.85m
Sitting Room	3.60 x 2.70m
WC	2.70 x 1.19m
Garage	6.22 x 6.01m

First Floor

Master Bedroom	8.92 x 4.09m
Dressing Room	3.67 x 1.92m
Ensuite	2.15 x 1.92m
Bedroom 2	4.03 x 3.78m
Ensuite 2	2.07 x 1.69m
Bedroom 3	3.78 x 3.57m
Bedroom 4	3.51 x 2.63m
Bedroom 5	3.00 x 2.85m
Bathroom	2.92 x 1.71m

Turpie
&Co



Pioneers in Property



Kirsty Black
Property Manager

Visit www.turpies.com
or telephone 01506 668448



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.