



25 Wellview Lane, Murieston, EH54 9HU



Set within a popular, family-friendly development in Murieston, this beautifully presented Bryant detached home offers spacious and versatile accommodation, making it an ideal choice for growing families. A welcoming entrance hallway leads to a bright and spacious front-facing lounge, which flows seamlessly through to the dining room and conservatory, creating the perfect space for both relaxing and entertaining. The generous kitchen opens into a comfortable family room and is complemented by a separate utility room. A dedicated home office and two convenient ground floor toilets offer excellent flexibility for modern family living.

Upstairs, the impressive principal bedroom benefits from fitted wardrobes and a modern en-suite, while the generous second bedroom also features built-in storage and its own en-suite. The third bedroom is well proportioned and is served by a contemporary family bathroom, while the fourth bedroom is currently utilised as a home office, offering excellent flexibility to suit a variety of lifestyles. Externally, the property boasts a tarmacked driveway providing ample off-street parking, a double garage and an enclosed south-east facing rear garden with a patio and lawn. The substantial conservatory offers an excellent additional living space, perfect for relaxing, entertaining, working from home, or pursuing hobbies.

Council Tax band: G

Tenure: Freehold

Murieston retains its unique village atmosphere, whilst remaining within easy reach of the excellent amenities that Livingston has to offer. There are a few local shops, a cafe, a restaurant and hotel. The Centre and Livingston Designer Outlet are only a couple of miles away, offering a large range of high street shops, supermarkets, and restaurants. Leisure amenities are all close at hand with multi-screen cinema, leisure pool and further sports facilities available locally. Commuter links are good from this area, via the local Livingston South train station, offering links between Edinburgh and Glasgow, and Edinburgh Airport is within easy reach. In addition, there is easy access to the A71 and M8 road networks, ideal for commuters. Bellsquarry and Williamston primary schools offer both nursery and primary education and afford good reputations, as does the local high school, James Young High School and private schooling in Edinburgh is easy to access

Lounge

7.386m x 3.858m (24'02" x 12'08") A superbly proportioned principal reception room, this impressive lounge offers an abundance of space for both relaxing and entertaining. Large front-facing bay windows flood the room with natural light, along with the double doors, with adjacent glazed panels, opening onto the conservatory. The generous proportions easily accommodate multiple seating areas. The focal point is the striking feature fireplace with an ornate tiled inset and decorative surround, creating a warm and inviting atmosphere. Finished in neutral tones with soft carpeting, wall lighting, a smoke detector and two radiators, this elegant living space is ideal for everyday family life, as well as hosting guests.

Conservatory

4.879m x 3.685m (16'00" x 12'02") Bathed in natural light, this impressive conservatory creates a fantastic extension to the living space and enjoys delightful views over the rear garden. The vaulted glazed roof and expansive windows enhance the bright, airy feel, while double doors provide direct access to the garden, making it ideal for indoor-outdoor living. Spacious enough to accommodate both seating and dining areas, it offers a versatile space for entertaining, relaxing with family, or simply enjoying the garden in every season. Ceiling lighting, power points, two radiators and opening windows ensure the room remains comfortable all year round.



Dining Room

3.927m x 3.195m (12'10" x 10'06") A bright and inviting dining room, perfectly suited to both everyday family meals and more formal occasions. The generous proportions comfortably accommodate a large dining suite, while the rear-facing bay window floods the space with natural light and provides attractive views over the garden. Finished in neutral tones with soft carpeting and an elegant pendant light, the room enjoys a practical position between the lounge and kitchen, creating an effortless flow for entertaining.





Kitchen

4.873m x 3.316m (16'00" x 10'10") Designed with both practicality and family living in mind, this spacious kitchen is fitted with an extensive range of light wood-effect wall and base units, with solid wood doors, providing an abundance of storage and worktop space. Twin rear-facing windows overlook the garden, allowing plenty of natural light to flood the room, while the generous floor space offers the potential for an informal breakfast area. Integrated appliances include an under-counter fridge, under-counter freezer, a dishwasher, a mid-height double oven, a four-ring gas hob with cooker hood, with additional space for a second freestanding fridge freezer. Finished with durable vinyl flooring, neutral décor, a radiator, ceiling-mounted lighting and a heat detector, the kitchen also benefits from an open archway to the family room, creating an ideal layout for modern family living and entertaining. The co-ordinating work surfaces blend with the tiled splashbacks and one-and-a-half bowl sink with drainer.

Family Room

4.501m x 2.823m (14'10" x 09'04") Positioned just off the kitchen, this versatile reception room provides an excellent space for informal dining, a family room or a relaxed sitting area. Double doors, with windows to either side, open directly onto the rear patio and garden, creating a seamless transition between the indoor and outdoor spaces. Finished with neutral décor, soft carpeting, a radiator and ceiling-mounted lighting, this adaptable room is perfectly suited to everyday family living, entertaining or simply enjoying views over the garden. Power points complete the room.



Utility Room

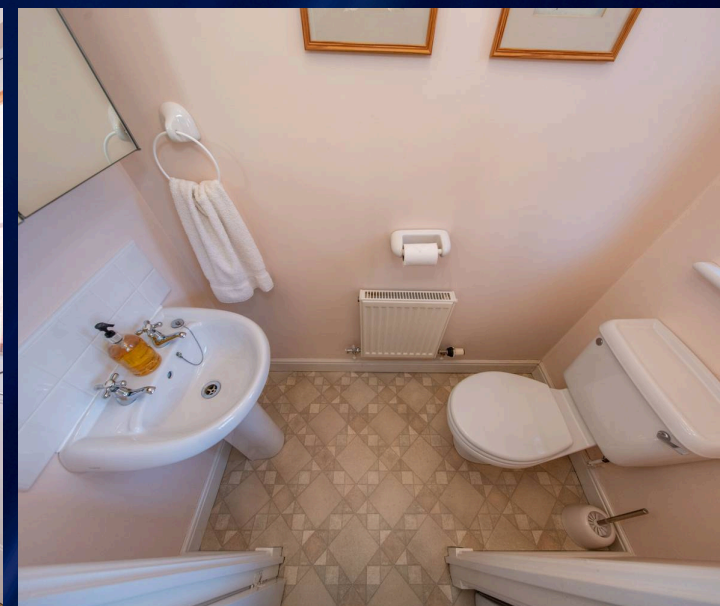
1.896m x 1.626m (06'02" x 05'04") This room provides a practical space for day-to-day household tasks. Fitted with additional worktop space, a stainless-steel sink with drainer and tiled splashback. It also offers dedicated space for a washing machine and tumble dryer. A window overlooks the front of the property and a half-glazed external door provides side access, making the room both functional and convenient. Finished with vinyl flooring, neutral décor, a radiator, ceiling-mounted lighting and housing the central heating boiler, making this an excellent space.

Second Downstairs Toilet

1.660m x 0.748m (05'06" x 02'06") Located off the utility room, this additional toilet room is a practical feature for busy family living. Fitted with a white two-piece suite comprising a pedestal wash hand basin and a close couple toilet. Also benefitting from a tiled splashback, a wall-mounted mirrored cabinet, a radiator and vinyl flooring. A front-facing opaque window provides natural light and ventilation, while neutral décor and ceiling-mounted lighting complete the space.

Office

2.837m x 2.273m (09'04" x 07'06") Currently utilised as a home office, this versatile room offers an ideal workspace with ample room for a desk, storage and additional office furniture. A large front-facing window allows plenty of natural light to fill the room, creating a bright and comfortable working environment. Finished with neutral décor, soft carpeting and a ceiling light, this flexible space could equally serve as a study, hobby room or occasional guest bedroom to suit a variety of lifestyles.





Stairs and Upper Landing

A spacious upper landing provides access to all four bedrooms and the family bathroom. The carpeted staircase with an attractive wooden balustrade leads to an attractive landing, enhanced by neutral décor and two ceiling-mounted light fittings. Additional features include a large built-in storage cupboard, an attic hatch, a smoke detector and power points, creating a practical and well-presented central hub for the upper level.

Primary Bedroom

5.221m x 3.879m (17'02" x 12'08") at widest points.

Occupying a generous footprint, the principal bedroom offers an excellent balance of space and comfort. There is ample room for a large bed and a full range of bedroom furniture. Three built-in double wardrobes provide extensive storage and a dressing area is supplied for convenience. Three front-facing windows allow for a pleasant outlook and fill the room with natural light. Finished with neutral décor, soft carpeting, two ceiling light fittings and a radiator, this well-appointed room creates a relaxing and practical principal suite.

Primary En-Suite

2.554m x 2.328m (08'04" x 07'08") including shower and sauna. Finished to an exceptional standard, the luxurious en-suite offers a true spa-inspired experience. Fitted with a contemporary vanity unit incorporating a wash hand basin, a concealed cistern toilet and a generous walk-in shower with a glazed screen, rainfall shower head plus a handheld shower. A standout feature is the integrated infrared sauna, creating a private space to relax and unwind. Beautifully finished with full-height wall tiling, stylish tiled flooring, a heated towel radiator, recessed ceiling spotlights, an extractor fan and two glazed front-facing windows, this impressive en-suite perfectly combines style, comfort and practicality.



Second Bedroom

3.389m x 2.881m (11'02" x 09'06") A generous double bedroom overlooking the rear garden, offering a peaceful and comfortable retreat. The room benefits from two built-in double wardrobes, providing excellent storage while maintaining ample floor space for additional bedroom furniture. Finished in neutral tones with soft carpeting, a radiator and ceiling pendant lighting, this well-proportioned room is perfectly suited as a spacious guest or family bedroom.

Second En-Suite Shower Room

1.625m x 1.244m (05'04" x 04'02") excluding shower A great guest room facility being fitted with a white three-piece suite comprising a pedestal wash hand basin, a close couple toilet and an enclosed shower cubicle, with wall mounted mains shower and bi-folding doors. The room is enhanced by decorative half-height wall tiling, a heated towel radiator, a shaving socket and an opaque side-facing window providing natural ventilation. Finished with neutral décor, carpeted flooring, an extractor and ceiling-mounted lighting.

Third Bedroom

3.856m x 2.633m (12'08" x 08'08") A comfortable and well-proportioned double bedroom enjoying a peaceful rear-facing aspect. The room offers excellent built-in storage with a double wardrobe and provides ample space for a range of freestanding furniture. Finished with neutral décor, soft carpeting, a radiator and ceiling pendant lighting, this is a bright and versatile room, ideal for family living or accommodating guests.





Family Bathroom

2.592m x 2.476m (08'06" x 08'02") Beautifully presented and generously proportioned, the family bathroom is fitted with a bath, a separate shower enclosure, with wall mounted mains shower, a pedestal wash hand basin and a close coupled toilet, offering excellent flexibility for busy family life. Tasteful tiling surrounds the bath, shower and sanitary areas, while a heated towel radiator adds everyday comfort. A glazed front-facing window provides natural ventilation, and the room is finished with luxury vinyl tiled flooring, neutral décor, an extractor and ceiling-mounted lighting, creating a bright and practical space.

Fourth Bedroom

3.248m x 2.732m (10'08" x 09'00") Currently utilised as a home office, this versatile room offers excellent flexibility and could easily serve as a fourth bedroom if required. Two rear-facing windows provide pleasant views over the garden, while a built-in double wardrobe offers practical storage. Finished with neutral décor, soft carpeting, a radiator, ceiling pendant lighting and ample power points, this adaptable room is ideal for home working, guests or growing families.

Double Garage

5.347m x 5.296m (17'06" x 17'04") A substantial detached double garage provides excellent secure parking and additional storage space. Accessed via two up-and-over garage doors, the garage also benefits from power, lighting, painted floor and a convenient side access door, making it ideal for vehicle storage, a workshop or a range of other uses.



Rear Garden

The exceptional south-east facing rear garden is a true highlight of the property, offering a generous and private outdoor space that has been beautifully landscaped for both relaxation and entertaining. A large central lawn is bordered by an abundance of mature trees, shrubs and established planting, creating a peaceful setting with a high degree of privacy. Expansive gravelled seating areas provide ample space for outdoor furniture, while the conservatory and family room French doors offer a seamless connection between the home and garden. With plenty of room for children to play, summer entertaining or simply enjoying the tranquil surroundings, this impressive garden perfectly complements the generous accommodation on offer.

Additional Items

Tenure: Freehold. Council Tax Band: G. Factor Fee: Annual charge in arrears: 2025-26 £244 for maintenance of common ground. All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.





VIEWING

Arrange an appointment through REMAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS

All offers should be submitted to: REMAX Property, REMAX House, 13b, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

INTEREST

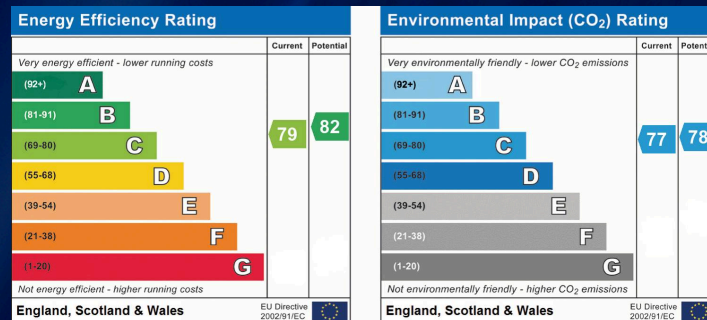
It is important your legal adviser notes your interest; otherwise, this property may be sold without your knowledge.

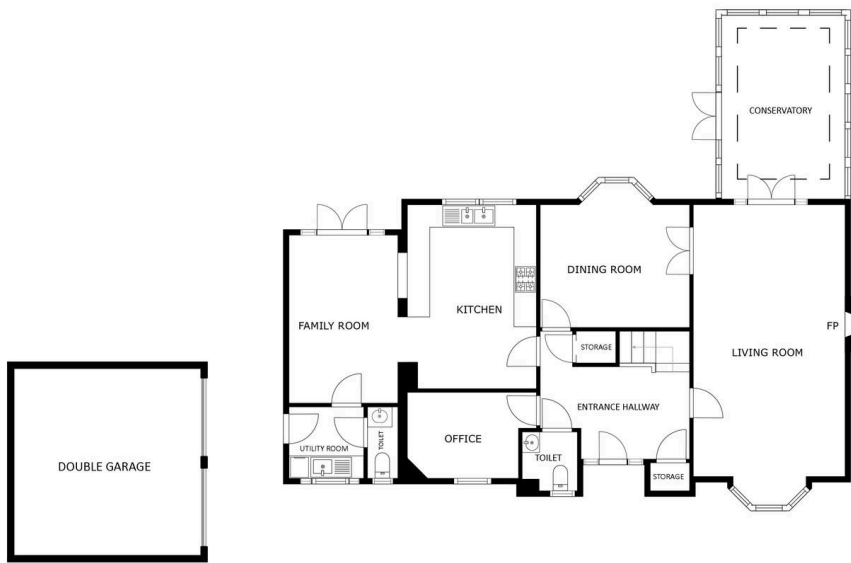
THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670.

CONSUMER PROTECTION REGULATIONS

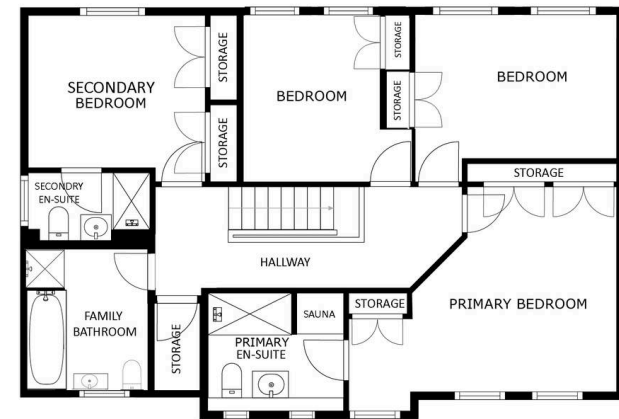
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REMAX FLOOR 1
PROPERTY

GROSS INTERNAL AREA - EXCLUDING DOUBLE GARAGE
FLOOR 1: 124 m², FLOOR 2: 70 m²
TOTAL: 194 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
POSITION OF GARAGE IS NOT ACTUAL.



FLOOR 2

REMAX
PROPERTY

GROSS INTERNAL AREA - EXCLUDING DOUBLE GARAGE
FLOOR 1: 124 m², FLOOR 2: 70 m²
TOTAL: 194 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





REMAX Property

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condition. Photos may use wide angle lens. Floorplans are approximate, not to
scale. Not a contractual document; buyers should conduct own inquiries.
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