



9 Teviot Drive, Livingston, EH54 9JW

 **REMAX** PROPERTY

A generous four bedroom home in the highly sought after Teviot Drive in Murieston. Thoughtfully designed, this property offers the perfect blend of comfort, space, and flexibility, ideal for modern family living. With four bedrooms, social kitchen diner space and separate dining and living rooms, there's ample room for both relaxation and productivity. Whether you need additional space for a home office, guest room, or playroom, this versatile layout adapts effortlessly to your family's needs.

Set in a desirable location and offering a superb balance of practicality and style, this fantastic home is a must see for families seeking space, quality, and convenience. Lorna MacDonald and REMAX Property, are delighted to present this exceptional family home to the market.

Front Approach

The property is approached via a welcoming frontage, with a mature shrubs and trees adding a touch of colour and charm. A generous multi car monoblock driveway leads directly to the front door, providing access to both the main entrance and the integral garage.

Entrance Hallway

Entry to the welcoming vestibule is via a half glazed upvc door, with an adjacent window allowing natural light to brighten the space.

Decorated with cream and purple painted walls and hardwood flooring, it offers an inviting introduction to the home. Two cupboards provide practical storage. The space is completed with three ceiling lights, power points, a smoke detector, and two radiators.

Lounge

5.328m x 3.960m

This charming room is styled with navy tones and feature wood panelling to the walls and hardwood flooring underfoot, creating an inviting atmosphere. A large front facing bay window and rear French doors flood the space with natural light, complemented by a ceiling light and two walls lights. An electric stove serves as an elegant focal point. Two radiators and power points complete the room.

Dining Room

4.638m x 3.165m

This delightful dining room features neutral and blue painted walls and wood flooring, creating a warm and inviting atmosphere. A window offers views to the garden, flooding the space with natural light and enhancing its bright, airy feel. Practical touches including a ceiling light, radiator, and power points ensure both comfort and versatility, making this a truly adaptable room for everyday living or entertaining.

Open Plan Kitchen Diner

6.657m x 3.456m

This generously proportioned room has an extensive range of wall and base units in a wood effect finish, complemented by matching work surfaces and red tile splashback. The décor features magnolia and turquoise painted walls with tile flooring.

The kitchen is well equipped with a range of built in appliances, including an eye level oven and grill, four ring gas hob and built in extractor hood, all included in the sale. There is also space for a tall fridge freezer. Natural light enters through a side facing window and French doors, opening to the rear garden. The sink area comprises of a stainless steel sink and half with mixer tap and drainer.

This open plan room offers excellent flexibility, with space to create a second lounge or dining area if desired. Additional features include downlights, a ceiling light, a radiator, heat detector, and power points.





Utility Room

3.647m x 1.704m

The utility room is a practical and well organised space, featuring magnolia walls and tiled flooring. It offers plenty of storage with a floor unit finished with a wood effect frontage, matching worktop and tiled splashback.

There's room for both an under counter washing machine and tumble dryer, while the stainless steel sink with twin taps adds everyday functionality. There is a shelved storage area and space for a free standing freezer. A half glazed upvc door provides easy access to the side of the property, while an internal door gives direct access to the garage.

Additional features include a ceiling light, radiator, power points, and an extractor fan, making this a fully equipped and convenient space for daily chores.

Living Level Toilet

1.593m x 1.478m

This stylish and practical modern space is finished with grey painted walls complimented by black and white tile flooring, creating a sleek, contemporary look. The suite includes a close coupled toilet and a pedestal sink. A front facing window, ceiling light, radiator, and extractor fan complete the room.

Stairs and Landing

The décor seamlessly extends up the staircase, where carpeted stairs and wood floor landing meet cream painted walls and a feature painted wall. The area is well lit by two ceiling lights. Two windows to the front allow natural light to flow into the space. Additional features include a smoke detector, a radiator, an attic hatch and conveniently placed power points.

Primary Bedroom

4.117m x 2.934m

This charming room is decorated with magnolia, and a light blue feature, painted walls and continued wood flooring. Two integrated wardrobes offer ample hanging and shelving space, keeping the room neat and organised. A rear facing window fills the space with natural light, complemented by a ceiling light for evening illumination. Additional features include a radiator and convenient power points.

En-Suite Shower

3.396m x 1.123m

The shower room is finished with neutral painted and white tiled walls, perfectly offset by black and white tile flooring for a modern touch. The suite comprises a shower enclosure with a mains shower, a built in vanity unit incorporating a back to wall toilet, and an integrated sink, combining style with practicality. A window and downlights ensure the room is bright and welcoming, while a radiator, shaver socket, and extractor fan add comfort and convenience.

Bedroom Two

3.421m x 2.766m

This lovely room has been finished with cream painted walls, a feature pink wall, and hard wood to the floor. The window to the rear of the property allows in natural light and this is further complemented by a ceiling light. An integrated wardrobe provides ample storage space. Power points and a radiator are also provided.

Bedroom Three

3.162m x 2.222m

This fantastic bedroom features peach painted walls and wood flooring, creating a warm and inviting atmosphere. An integrated single wardrobe offers ample storage space. A window at the rear of the property allows plenty of natural light to fill the room. The space is further complemented by a ceiling light, a radiator, and power points, ensuring both comfort and functionality.

Bedroom Four

3.053m x 1.816m

This final bedroom or office space has been finished with wood to the floor and multi colour painted walls. A window to the front of the property allows in natural light and there is a ceiling light. A radiator and power points are included.

Bathroom

2.276m x 1.991m

This bright and welcoming bathroom is finished with turquoise painted, feature papered and white tiled walls, complimented by black and white tile flooring. A rear facing window allows natural light to fill the space, complemented by a ceiling light. The white suite features a bath with a mains shower over, a built in vanity unit with integrated sink, and a back to wall toilet. A built in cupboard offers excellent storage, while a radiator and extractor fan complete this well appointed room.

Garage

The double garage features triple opening front doors, power points, and ceiling lighting, creating a versatile space ideal for parking, storage, or use as a workshop. An internal door provides convenient access to the utility room.

Rear Garden

This superb corner garden provides an attractive outdoor retreat, ideal for relaxing, entertaining and enjoying the surrounding woodland setting. Thoughtfully landscaped, the garden is predominantly laid to lawn, with a paved area adjoining the house and mature planted raised beds adding colour and character. Fully enclosed by fencing, it also benefits from gated access to the front of the property and a rear woodland path. With its peaceful outlook and versatile layout, this beautifully maintained garden offers an inviting space for both quiet enjoyment and gatherings with family and friends.

Additional Items

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 RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

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



