



COMING SOON
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FOR SALE
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Property

27 Ossian Drive, Murieston
Offers Over £225,000



An Exceptional Two-Bedroom Semi-Detached Home with Private Gardens, Driveway & Chain-Free Sale

Discover the perfect opportunity to own a beautifully presented two-bedroom semi-detached house in Murieston, one of West Lothian's most desirable residential communities. Ideally suited to first-time buyers, young families, down-sizers, and savvy investors, 27 Ossian Drive offers stylish, move-in-ready accommodation in a peaceful setting with outstanding transport links to Edinburgh, Glasgow, and beyond.

This charming two-bedroom home in Murieston is available chain free with immediate entry, making it one of the most straightforward purchases currently on the market in the EH54 postcode. The property combines modern finishes with a welcoming atmosphere that simply must be seen in person.

Searching for two-bedroom houses for sale in Murieston? This outstanding property sits at the heart of one of West Lothian's most sought-after neighbourhoods. Murieston perfectly blends quiet, leafy suburban living with the practical conveniences of modern life; making it a consistently popular choice for buyers relocating from Edinburgh and across central Scotland.

Commuters will appreciate the superb transport connections: direct access to the A71, with swift onward connections to the M8 and M9 motorway networks. Livingston South railway station provides regular rail services, while Edinburgh Airport is just 13 miles away. A frequent bus service links Murieston with Livingston town centre and onwards to Edinburgh and Glasgow.

The local amenities are exceptional for a residential community of this scale. Murieston offers two convenience stores, a coffee shop, florist, restaurant, takeaways, a community hall, bowling club, cricket club, tennis courts, and welcoming public houses, along with well-maintained play parks. An extensive network of footpaths and woodland trails connects the community to the countryside as well as the wider Livingston area and beyond.

Families with children will find an excellent choice of local schools. The catchment primary schools are Williamston Primary and Bellsquarry Primary, with James Young High School serving as the catchment secondary. Several nursery schools and a popular after-school club at Murieston Village Hall provide superb options for younger children. Livingston town centre, just a short drive away, offers extensive retail, leisure, and dining facilities. Freehold Property; Council Tax Band C: EPC D: No Factor Fees: .

Living Room

14' 3" x 12' 6" (4.34m x 3.82m)

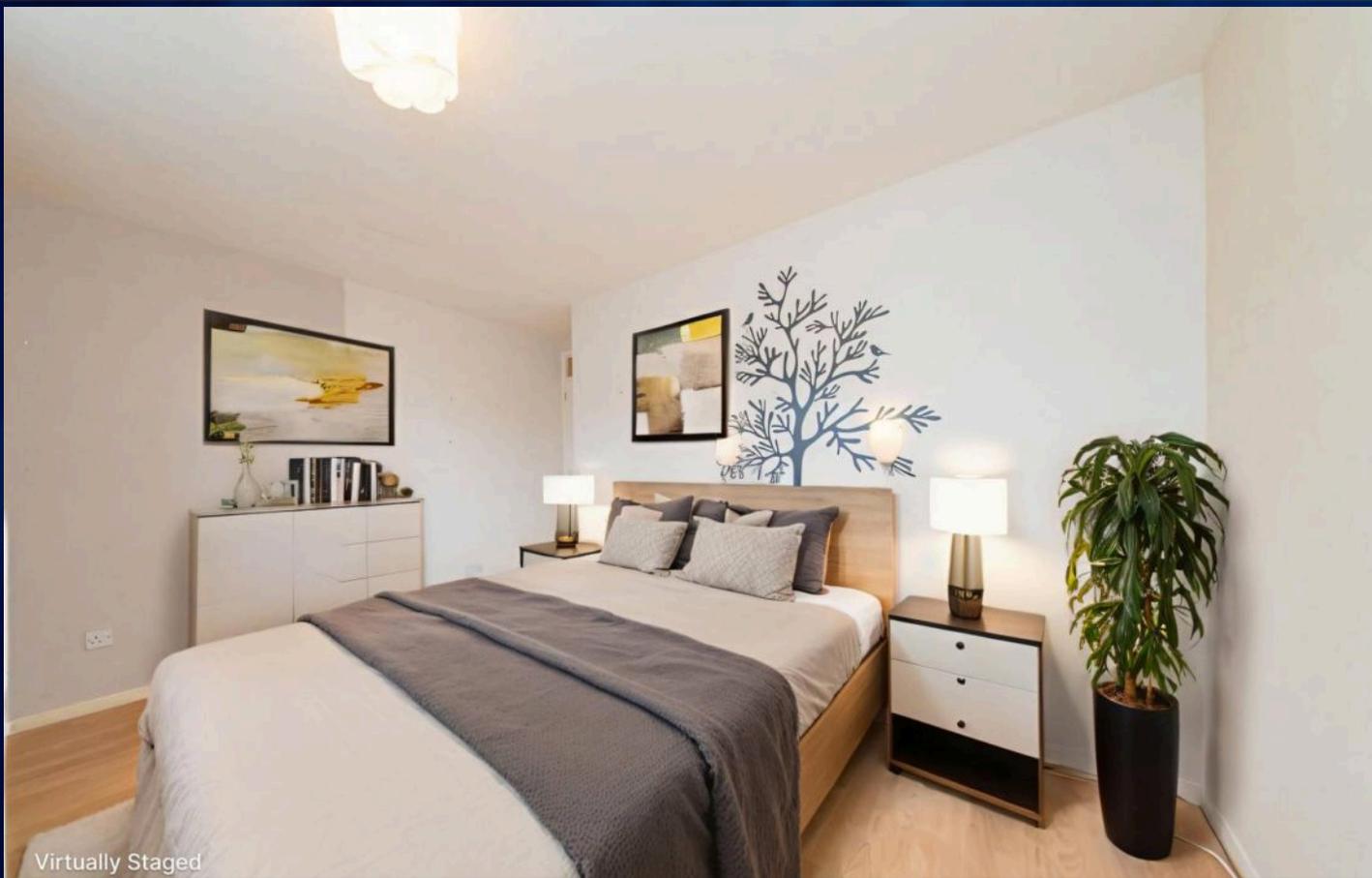
A generously proportioned and wonderfully light-filled lounge, with dual aspect windows, one to the front elevation and one to the side, ensuring the room is bathed in natural daylight throughout the day. The tasteful decor features a stylish feature papered wall complemented by neutral painted walls, with soft neutral carpeting underfoot. A handsome fire surround with an electric flame-effect fire provides a cosy focal point, capable of both atmospheric ambience and supplementary heating. Two radiators ensure year-round comfort.

Kitchen

13' 0" x 8' 11" (3.95m x 2.71m)

This superbly specified kitchen has been finished to an excellent standard and will delight anyone who enjoys cooking at home. Cream-fronted wall and base units are paired with complementary wood-effect worktops, creating a warm and cohesive aesthetic. Integrated appliances included in the sale comprise a mid-level electric oven, four-ring gas hob, extractor hood, washing machine, and a full-height fridge freezer, providing outstanding value. A stainless-steel sink with mixer tap and draining board completes the practical layout. Painted walls and vinyl flooring are easy to maintain, while a rear-facing window overlooking the garden and a half-glazed rear door allow natural light to stream in and provide direct garden access.





Virtually Staged

Main Bedroom

12' 10" x 11' 1" (3.92m x 3.38m)

A well-proportioned principal bedroom with a contemporary feel, benefiting from a front-facing window that overlooks the garden and provides a pleasant outlook. The modern decor features neutral painted walls and attractive wood-effect laminate flooring, creating a calm and stylish retreat. Ample space for free-standing bedroom furniture.

Second bedroom

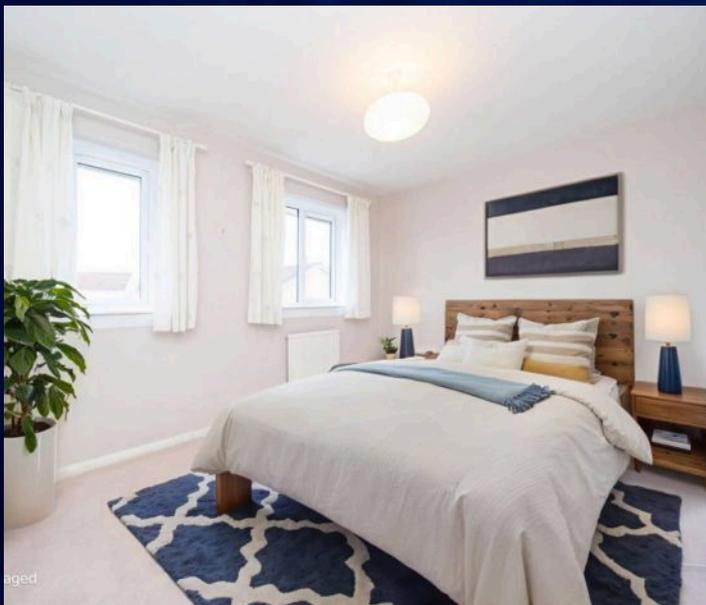
12' 10" x 8' 9" (3.92m x 2.67m)

A delightful and versatile second bedroom, equally well-suited as a guest room, child's bedroom, or a dedicated home office. Twin rear-facing windows provide a lovely outlook over the private rear garden. The room is tastefully decorated with neutral painted walls, a feature wallpapered wall, and full-fitted carpet. A radiator and power points complete the specification.

Bathroom

9' 10" x 5' 2" (3.00m x 1.58m)

A well-appointed family bathroom finished with full-height white wall tiles to three elevations, creating a clean and contemporary feel. The white suite comprises a panel bath with wall-mounted electric shower and glass shower screen, a back-to-wall close-coupled WC, and a pedestal wash hand basin. Additional features include an extractor fan, a bathroom cabinet, a heated chrome towel rail, and vinyl flooring. A generously sized cupboard within the bathroom houses the hot water tank and provides substantial additional storage, a rare and welcome feature.



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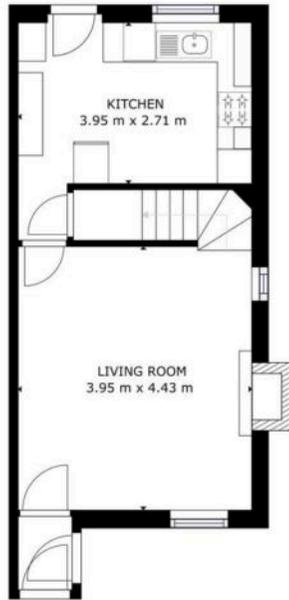


FIGURE 1

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GROSS INTERNAL AREA
FLOOR 1: 26.7 m², FLOOR 2: 35.22 m²
TOTAL: 70.92 m²
SCALES AND DIMENSIONS ARE APPROXIMATIONS, ACTUAL MAY VARY.

Matterport



FIGURE 2

REMAX
PROPERTY

GROSS INTERNAL AREA
FLOOR 1: 26.7 m², FLOOR 2: 35.22 m²
TOTAL: 70.92 m²
SCALES AND DIMENSIONS ARE APPROXIMATIONS, ACTUAL MAY VARY.

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.