



51 Murieston Valley, Murieston

In Excess of £419,000



51 Murieston Valley

Murieston, Livingston

Impressive four-bedroom detached home in Murieston Valley. Spacious interiors, stylish décor, large garden, six-car drive, garage and excellent family living space.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance Hall

18' 0" x 5' 11" (5.48m x 1.80m)

A bright and welcoming entrance hall providing access to the lounge, downstairs WC and remaining ground-floor accommodation. Stylish herringbone flooring runs throughout the space, complemented by soft neutral décor and crisp white finishes. The staircase rises to the upper level, with useful under-stair storage, while the hallway continues through towards the kitchen at the rear of the property.

Lounge

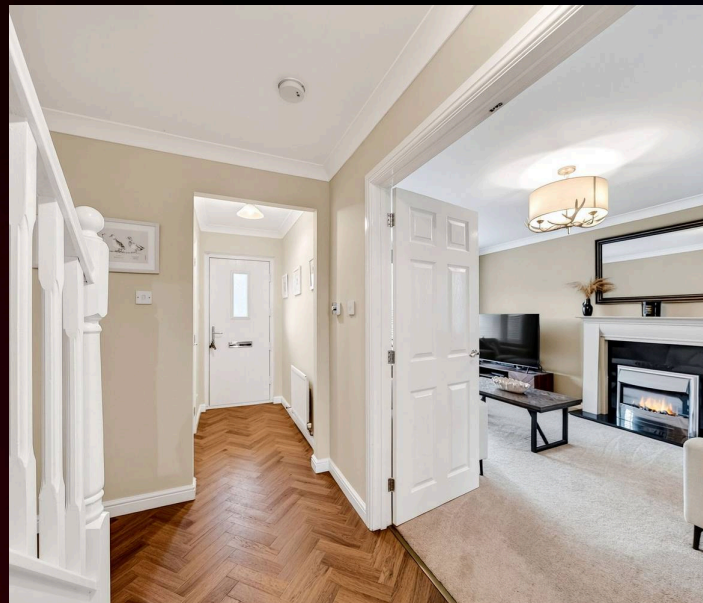
20' 3" x 11' 9" (6.18m x 3.58m)

A beautifully presented and generously proportioned lounge, finished in warm neutral tones to create an inviting and elegant living space. A lovely bay window allows plenty of natural light to fill the room, while the attractive fireplace with electric fire creates a stylish focal point. There is ample space for a variety of freestanding furniture, with soft carpeting underfoot and an open archway leading through towards the dining area, creating a natural flow between the living spaces.

Dining Room

12' 2" x 9' 2" (3.71m x 2.80m)

A spacious and beautifully presented formal dining room, offering ample space for a large dining table and making it ideal for both everyday family dining and entertaining. An attractive open archway connects directly with the lounge, creating a lovely flow between the principal reception rooms, while glazed doors lead through to the sunroom and bring additional natural light into the space. A further doorway provides convenient access to the kitchen, giving the ground floor a practical and sociable layout.





Sunroom

12' 5" x 9' 2" (3.78m x 2.80m)

A bright and welcoming sunroom, providing a peaceful additional living space with lovely views over the rear garden. Extensive glazing allows natural light to flood the room, creating an airy and relaxing atmosphere, while French doors provide direct access to the garden. Finished with practical wood-effect flooring and benefiting from power, there is ample space for comfortable seating, making this a versatile room perfect for relaxing and enjoying the garden outlook throughout the year.

Kitchen Diner

12' 2" x 8' 6" (3.71m x 2.58m)

A stylish and spacious open-plan kitchen and dining area, creating a fantastic hub for everyday family life and entertaining. The kitchen is fitted with an excellent range of navy shaker-style wall and base units, complemented by wood-effect worktops and a tiled splashback. Integrated appliances include a fridge freezer, dishwasher and oven, alongside a gas hob with extractor hood. A peninsula provides additional preparation space, storage and breakfast-bar seating. The adjoining dining area offers ample space for a table and chairs, with French doors opening directly onto the rear garden and allowing plenty of natural light into the room. Stylish herringbone flooring flows throughout, while a further door provides convenient access to the utility room.



Utility Room

6' 8" x 5' 10" (2.04m x 1.78m)

A practical utility room located just off the kitchen, fitted with a range of wall and base units, worktop space and a stainless-steel sink with drainer. There is space for laundry appliances, with the washing machine and tumble dryer included in the sale. A door provides convenient direct access to the rear garden, making this a particularly useful addition to the family home.



Downstairs WC

5' 4" x 2' 7" (1.62m x 0.80m)

A stylish and well-presented downstairs WC, fitted with a modern vanity unit with wash hand basin and WC. Finished with attractive feature wallpaper and a tiled splashback, the room also benefits from a chrome heated towel rail and a front-facing window with frosted glass, providing natural light while maintaining privacy.

Bedroom Four

7' 8" x 6' 8" (2.34m x 2.04m)

A well-proportioned double bedroom, currently utilised as a home office, demonstrating the versatility of the accommodation. The room is finished in neutral tones with soft carpeting underfoot and benefits from a rear-facing window overlooking the garden, allowing plenty of natural light. Offering ample space for bedroom furniture, it could easily be returned to use as a comfortable double bedroom.

Bedroom Two

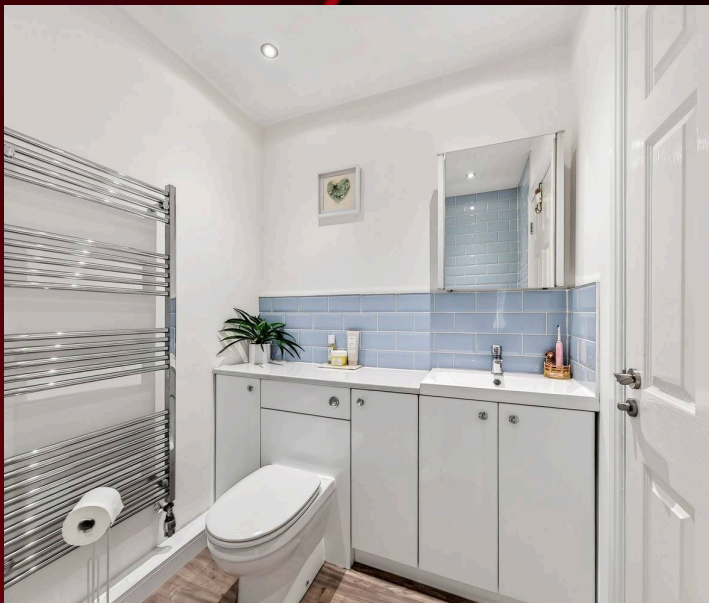
11' 5" x 10' 5" (3.49m x 3.18m)

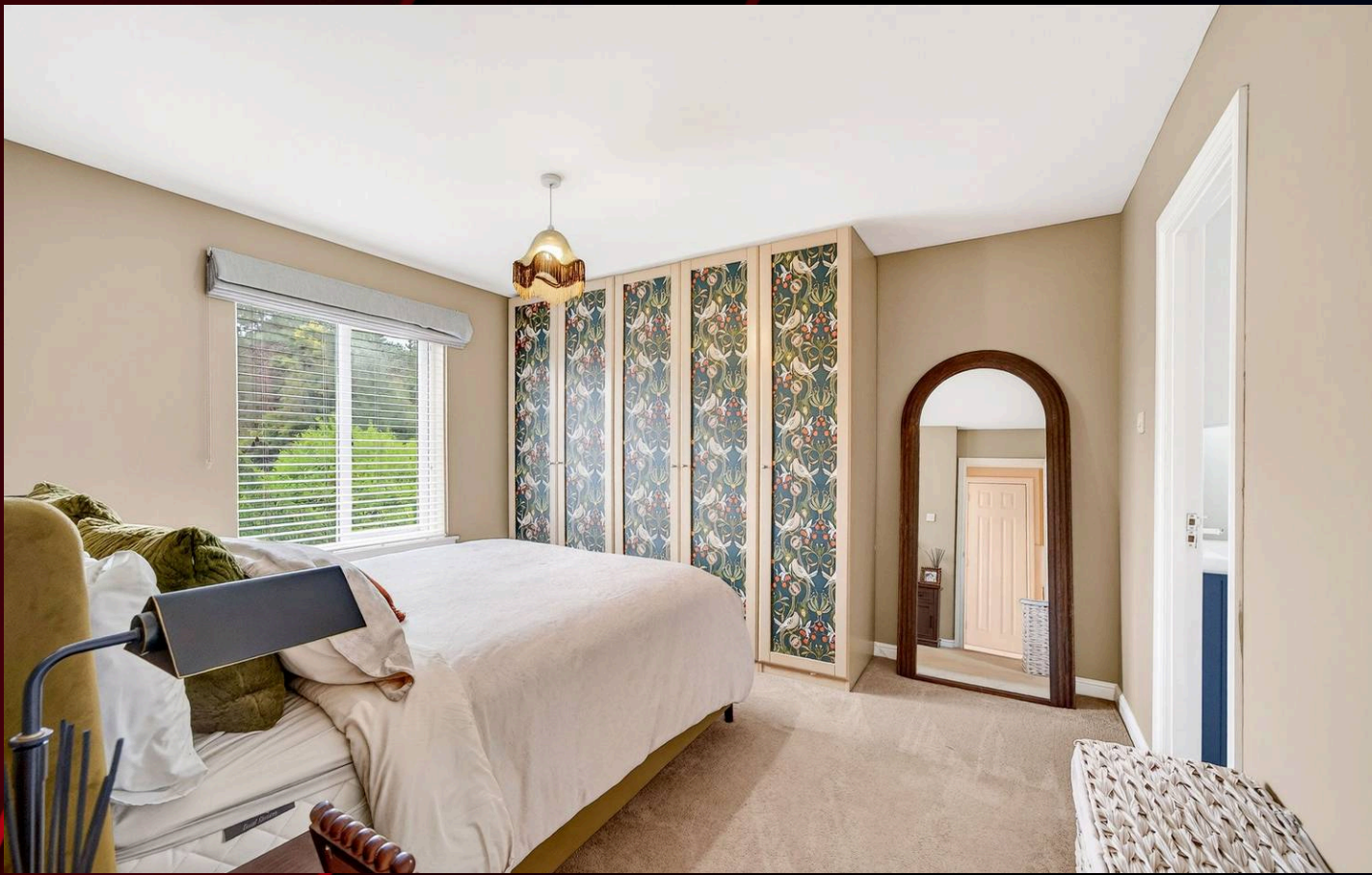
A spacious and well-presented double bedroom, finished in soft neutral tones with carpeting underfoot. A large front-facing window allows plenty of natural light into the room, while there is ample space for a double bed and additional freestanding bedroom furniture.

Family Bathroom

6' 5" x 5' 5" (1.96m x 1.64m)

A stylish and contemporary family bathroom, fitted with a white three-piece suite comprising a bath with shower over and glass screen, WC and wash hand basin set within a generous vanity unit providing excellent storage. Attractive blue metro-style tiling creates a fresh finish around the bath and vanity area, while a large chrome heated towel rail, recessed spotlights and wood-effect flooring complete the room.





Primary Bedroom

13' 0" x 10' 10" (3.95m x 3.29m)

A beautifully presented and generously proportioned primary bedroom, offering a calm and stylish retreat with plenty of space for a large bed and additional freestanding furniture. The room benefits from an extensive range of fitted wardrobes, providing excellent storage, while a large window overlooking the rear garden allows plenty of natural light to fill the space. Soft carpeting and neutral décor complete the room, with direct access to the private en-suite shower room.

Bedroom Three

9' 3" x 6' 10" (2.81m x 2.09m)

A versatile third bedroom, currently utilised as a stylish dressing room. The room benefits from a front-facing window providing plenty of natural light, along with fitted wardrobes and shelving offering excellent storage. Finished with soft carpeting and neutral décor, the space could comfortably be returned to use as a bedroom if desired.

Upper Landing

A bright and well-presented upper landing, providing access to all four bedrooms and the family bathroom. Finished in neutral tones with soft carpeting underfoot, the landing also benefits from useful built-in storage cupboards and access to the attic, providing additional storage space. A high-level window allows natural light into the area.





FRONT GARDEN

The property enjoys an attractive frontage, set within a generous plot with a well-maintained front garden predominantly laid to lawn. Established hedging, shrubs and mature planting provide greenery and privacy, while a pathway leads to the welcoming front entrance.

REAR GARDEN

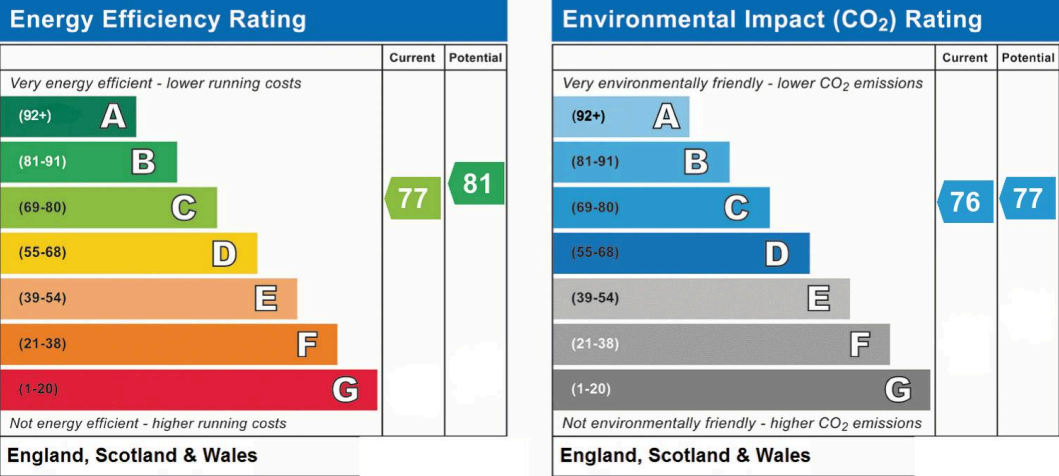
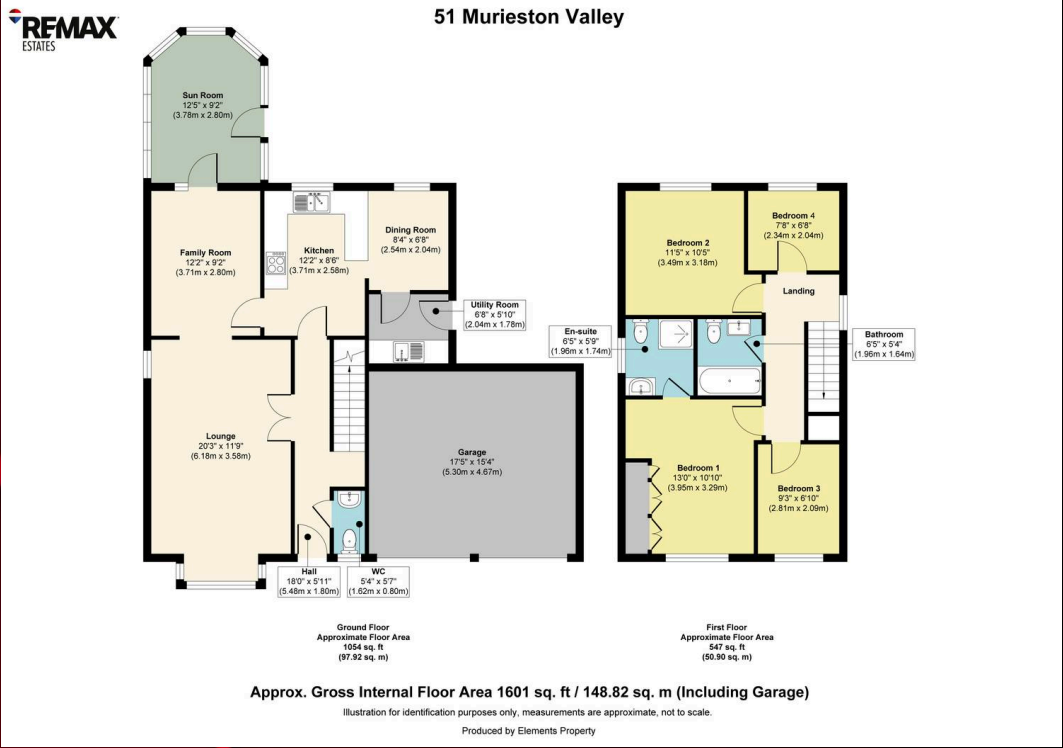
A fantastic generously sized rear garden, offering an excellent outdoor space for relaxing, entertaining and family life. Predominantly laid to lawn, the garden is bordered by mature hedging and established greenery, providing an excellent degree of privacy. A large composite decked seating area extends across the rear of the property, creating an ideal space for outdoor furniture, dining and entertaining, with direct access from the kitchen/diner and sunroom. There is also useful space to either side of the property, ideal for sheds and additional outdoor storage.

DRIVEWAY

6 Parking Spaces

A substantial private driveway provides off-street parking for up to six vehicles, offering exceptional parking for a busy family home and visiting guests. The driveway leads directly to the double garage with electric doors. A Tesla EV charging point is also installed at the property and may be included within the sale by separate negotiation.







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