










Offers Over

**£390,000**

## 33 Threipmuir Walk

Murieston | Livingston | EH54 9FG

Occupying a prime corner plot within a quiet and established modern development in the highly desirable Murieston area of Livingston, this exceptionally appealing Bellway Homes "Oakmont" style detached villa is finished to a high specification throughout and offers spacious, beautifully presented accommodation ideal for modern family living. Further benefiting from a south west facing rear garden, the property enjoys a sought after setting close to excellent local amenities, highly regarded schooling, superb transport links and an abundance of nearby green spaces and walking routes, creating an outstanding balance of style, space and convenience.

-  2 public rooms
-  4 bedrooms
-  2 bathrooms plus WC
-  Front and rear gardens
-  Driveway
-  EPC rating – B
-  Council tax band - F



## Description

You enter the property into a welcoming reception space, with an elegant formal lounge positioned immediately to your left. This room flows seamlessly through to the impressive dining kitchen, creating an excellent layout for both everyday family living and entertaining. The kitchen is fitted with a range of sleek white wall and base units with coordinating worktops and enjoys direct access to the rear garden. Adjacent is a practical utility room, also with garden access, along with a convenient WC. Completing the ground floor accommodation is the family room, providing a versatile additional space for relaxed informal living.

A carpeted staircase leads to the upper landing, where there are four well proportioned double bedrooms, all benefiting from built in wardrobes. The principal bedroom is further enhanced by a stylish en-suite shower room, complete with a rainfall shower and heated towel rail. The contemporary family bathroom is fitted with a crisp white suite, including a bath with handheld shower attachment and a heated towel rail. Additional features include a partially floored attic with Ramsay ladder access, gas central heating, double glazing and solar panels.



## Extras

Included in the sale will be the gas hob and electric oven, and integrated fridge/freezer and dishwasher.

## Gardens and Parking

Externally, the property enjoys immaculate, low maintenance gardens laid mainly with astro turf. The neat front garden features a raised planter with full length adjustable strip lighting, creating an attractive approach to the home. To the rear lies a generous, fully enclosed south west facing garden with a large patio area, ideal for outdoor dining and relaxing, with inset planters and wired spotlights adding an ambient finish in the evening. To the front, an extended driveway provides off street parking for more than one vehicle, with ample on-street parking also available, and the added benefit of an EV charging point.

## Factoring

The common grounds around the development are maintained by Speirs Gumley at a cost of approximately £49 per quarter.

## Viewing

By appointment through Neilsons (0131 625 2222).





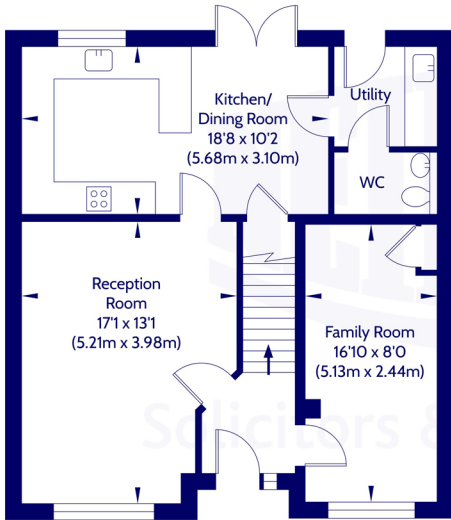
## Location

The leafy and desirable Murieston area boasts an abundance of convenient day to day amenities within close proximity, whilst the Almondvale Shopping Centre and Livingston Designer Outlet are only a short distance away and offer an extensive range of high street retailers, popular restaurants, cafes and a wide variety of supermarkets. Reputable schooling is available within the area and for recreation facilities the property is conveniently positioned for access to Bellsquarry Woods and the many cycle paths and woodland trails within Murieston Valley. The area has a choice of sporting and leisure pursuits including swimming pools, golf courses, libraries and sports centres with a multi-screen cinema situated within the shopping centre. The property is within walking distance to the railway station and commuter links by both road and public transport.

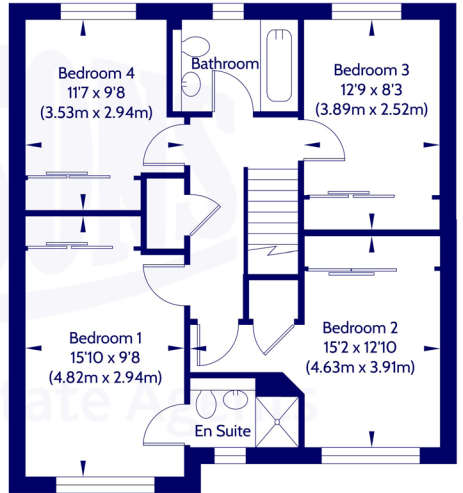




Approx. Gross Internal Floor Area 126 Sq M / 1356 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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