










Offers Over
£310,000

1a Murieston Road

Livingston | West Lothian | EH54 9AS

A unique opportunity has arisen to purchase a charming linked detached steading style property in the popular town of Livingston. Offering characterful and distinctive accommodation, the home features three bedrooms and a well balanced layout that blends traditional appeal with practical living. Externally, the property benefits from a private patio area and a garage, adding both convenience and useful outdoor space. Ideally positioned within easy reach of local amenities, transport links, and schooling, this rarely available home is expected to attract a wide range of buyers.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Private patio
-  Driveway
-  EPC rating – C
-  Council tax band - F



Description

You are welcomed into an entrance vestibule leading through to a bright and inviting hallway. To the right is an impressive triple aspect lounge, enhanced by a striking wooden cathedral style ceiling and steps down to a light filled dining area with French doors. The fitted kitchen offers a range of wall and base units with co-ordinated worktops, tiled splashbacks and a breakfast bar, complemented by a separate utility room providing additional storage and practicality. Also on this level is the generous dual aspect principal bedroom, complete with built in wardrobes and a stylish four piece en-suite bathroom with a bath, separate shower cubicle and heated towel rail.

Carpeted stairs rise to the first floor landing, which benefits from useful storage and provides access to two well proportioned double bedrooms, one of which features built in wardrobes. There is also a fully tiled bathroom fitted with a white suite and heated towel rail. The property further benefits from gas central heating and double glazing.



Extras

Included in the sale will be the ceramic hob and electric oven, washing machine, tumble dryer, integrated fridge/freezer and dishwasher, and freestanding wardrobes in bedroom one. Shelving units in the lounge and dining area will also be included in the sale.

Gardens and parking

There is a delightful patio area, offering an ideal space for relaxing or dining during the warmer months. The property has a detached garage with power and lighting, while a driveway provides off street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





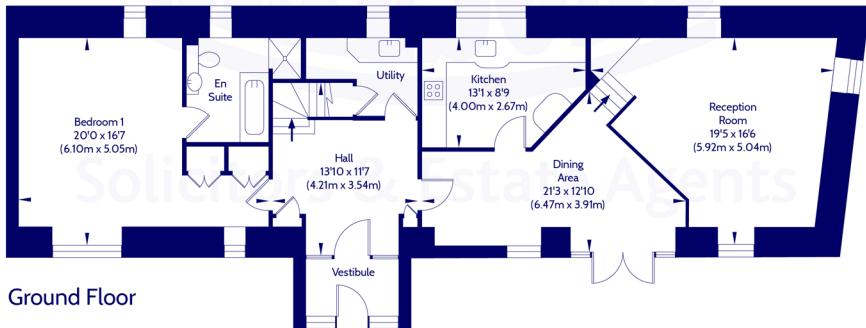
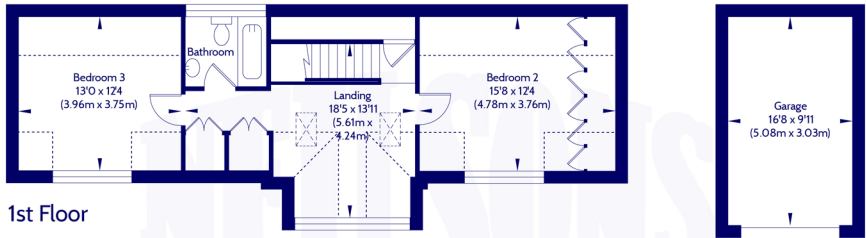
Location

Livingston is a thriving West Lothian town that offers the perfect blend of suburban living, modern amenities, and excellent connectivity. As one of Scotland's largest and most popular commuter towns, it enjoys a strategic location between Edinburgh and Glasgow, with swift access via road and rail links. The town boasts a wide range of shopping and leisure facilities, including The Centre, home to major high street retailers, supermarkets, and eateries, and the nearby Livingston Designer Outlet, featuring premium brands and a cinema. Outdoor enthusiasts will appreciate the abundance of green spaces, riverside walks, and local parks, while sports lovers benefit from numerous gyms, golf courses, and sports centres in the area. With a strong sense of community, diverse housing options, and ongoing development, Livingston continues to be a sought-after location for a variety of buyers.





Approx. Gross Internal Floor Area 139 Sq M / 1494 SqFt.



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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