



16 Albyn Drive, Murieston

Livingston

Offers Over £580,000



## 16 Albyn Drive

Murieston, Livingston

Introducing the exceptional Albyn Drive. Situated the end of a peaceful cul-de-sac, this immaculate, walk-in showroom condition home offers an extraordinary standard of luxury living, designed for those who appreciate fine finishes, intelligent design, and effortless elegance from the moment they arrive.

As you enter through the bright, welcoming porch, you are immediately met with a sense of warmth and sophistication. The interior opens into a stunning hallway, decorated in elegant half-wall panelling with soft cream and white tones, complemented by beautifully chosen graphic feature wallpaper and luxurious wooden laminate flooring that flows throughout the ground level. To the right, the spacious living room offers an exceptional space for relaxation and entertaining. This beautifully presented room feels like a professionally designed show home, featuring a charming full-width window to the front and an additional rear window allowing natural light to pour in from dual aspects. Finished in tasteful neutral tones with a striking feature wall and plush cream carpet that enhances the cosy, refined atmosphere, the room is centred around an elegant fireplace, creating the perfect focal point.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Continuing through, the property flows effortlessly into the heart of the home, the breathtaking showstopping kitchen, a true statement of luxury living. Recently renovated to an exceptional standard, it boasts bespoke cabinetry, premium quartz worktops and a stunning central island providing additional storage and a stylish place for socialising.

Heading back through the hallway, to the left you will find the generously sized formal dining room, with plenty of space to host a table for up to 8 people. Bathed in natural light from the large windows, this beautiful room with statement feature wallpaper, makes the room a beautiful and sophisticated space for hosting or dining with friends and family.

A comfortable family dining area adjoins the kitchen, creating a wonderful environment for both relaxed meals and entertaining, with French doors opening out to the garden, allowing the outdoors to become a natural extension of the living space. Off the kitchen, the generously sized utility room provides additional storage and access to both the garden from the side and the double garage, further emphasising the property's functionality for modern family life. Completing the downstairs accommodation is a beautifully styled snug lounge, along with a contemporary WC designed to the same exacting standards as the rest of the home.

Ascending the staircase, the sense of luxury continues as you enter the upper level. The principal bedroom is a spectacular private suite, The en-suite bathroom is hotel-inspired, boasting a grand freestanding bathtub, double walk-in shower, delivering a spa-like experience within the comfort of your own home. The further three double bedrooms are all beautifully presented, with both bedroom two and three enjoying views of the beautiful private garden, each room offers ample space, storage and elegant finishes designed to appeal to the most discerning of buyers. The family bathroom mirrors the same luxurious standard, featuring a standalone bathtub, a large walk-in shower and pristine tiling, completing the upper level to perfection.

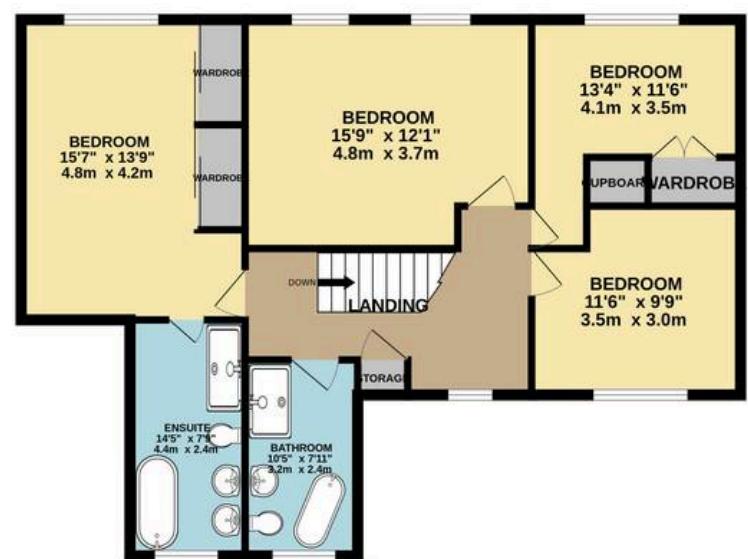
Outside, the property's southwest-facing rear garden provides a peaceful and private oasis, ideal for both entertaining and relaxation.



GROUND FLOOR  
1193 sq.ft. (110.8 sq.m.) approx.



1ST FLOOR  
1041 sq.ft. (96.7 sq.m.) approx.



TOTAL FLOOR AREA: 2234 sq.ft. (207.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

[info@bridges-properties.co.uk](mailto:info@bridges-properties.co.uk)

[www.bridges-properties.co.uk/](http://www.bridges-properties.co.uk/)

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