



30 Birrell Gardens

Murieston, Livingston, EH54 9LF

Offers over £425,000



CLOSING DATE WED 4TH FEB AT 12 NOON We are delighted to present to the market this impressive detached property, located in a desirable location in Livingston and well placed for access to a host of amenities and schooling. Birrell Gardens lies within the sought after Murieston district of the town and is an established locale where property seldom comes to the market. Young families will enjoy easy access to Williamson Primary and James Young High School, whilst the area boasts a handy choice of services that are perfectly adept at catering for daily needs. Commuters will find Livingston South train station within short distance from the property, with popular travel routes such as the M8 motorway and A71 similarly easily accessible nearby.



Client Comments

"We've loved living here for over 24 years. The area has a great feel and we have lovely neighbours. The location is just great - 10 minutes walk to one train station, 10 minutes drive to the other and very close to good schools, the main shopping centre as well as various cubs and activities."

Description

The property provides a generous footprint in excess of 1400 sqft, offering a wonderful home for a family to grow into. A versatile ground floor provides 3 flexible living spaces, currently set up for a dining room, a snug TV room and a main living room that is perfect for hosting family gatherings. The fitted kitchen is equipped with a range of sleek storage cabinets, fitted appliances and a breakfast bar that is ideal for a light meal or morning cuppa. An adjacent utility room serves family laundry needs, with extra sink and side door perfect for cleaning muddy paws or kicking off dirty boots. A ground floor WC offers everyday convenience for a busy family.

Upstairs, the home continues to impress with 4 well-proportioned bedrooms that assist with a family of varying age and requirements. The master features a stylish en-suite shower room, upgraded in recent years with the provision of a large walk-in shower enclosure and rainfall mixer shower. Fitted wardrobes offer ample storage space. Further wardrobes can be found to the remaining 3 rooms, with bedrooms 2 and 4 linked by quirky walk-in closet to offer an enjoyable crossover for children or provide a separate study for those in higher education. The family bathroom boasts a 3 piece suite, with mixer shower mounted above the bath. The attic is floored throughout the central section of the roof to provide great additional storage, with handy drop-down ladder for easy access. Gas central heating and double glazing throughout provide further practical comfort, with a new boiler installed in 2018 and maintained by service arrangement since.

Externally, the property boasts off-street parking for a handful of cars, with additional visitor parking found nearby. A double garage offers further parking or conversion potential, with handy internal door from within the property itself to aid easy storage and access. An enclosed south-east facing rear is ideal for alfresco dining, summer BBQ's or children to play with a playpark and range of good walking routes all easily found within the street itself. The communal grounds to the development and playpark are maintained by factor.

Location

Set in leafy surroundings at the southern edge of Livingston, Murieston is a highly sought after part of the town that offers a peaceful setting for growing families. The location is perfect for travel throughout the central region with a train station at Livingston South and easy access available to the A71 and M8 commuter links. Some shops and restaurants can be found in the area with a medical practice also serving the local community. Williamston Primary is available to cater for those with children, with secondary schooling found nearby. Public parks and the popular Murieston Trail offer walking routes for those keen to explore the outdoors.

Living Room 16'5" x 12'3" (5.01m x 3.74m)

Dining Room 11'1" x 7'6" (3.38m x 2.30m)

Family Room 9'1" x 8'9" (2.77m x 2.68m)

Kitchen 12'3" x 8'9" (3.74m x 2.68m)

Utility Room 9'0" x 6'7" (2.76m x 2.01m)

Bedroom 1 12'8" x 10'4" (3.88m x 3.17m)

Bedroom 2 12'10" x 9'2" (3.93m x 2.81m)

Bedroom 3 10'1" x 9'10" (3.08m x 3.02m)

Bedroom 4 9'2" x 7'9" (2.81m x 2.37m)

En-Suite 8'10" x 6'7" (2.70m x 2.01m)

Bathroom 6'9" x 6'3" (2.06m x 1.91m)

Extras

All blinds, light fittings, floor coverings, curtain poles and integrated appliances included in the sale.

Key Info

Home Report Valuation: £430,000

Total Floor Area: 131m² (1410 ft²)

Parking: Driveway & Double Garage

Heating System: Gas

Factor Fee: £31 per month

Council Tax: F - £3329.84 per year

EPC: C

Disclaimer

Early internal viewing is recommended. Viewings are subject to appointment with Brown & Co Properties and slots can be requested via the widget on the property page of our website. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

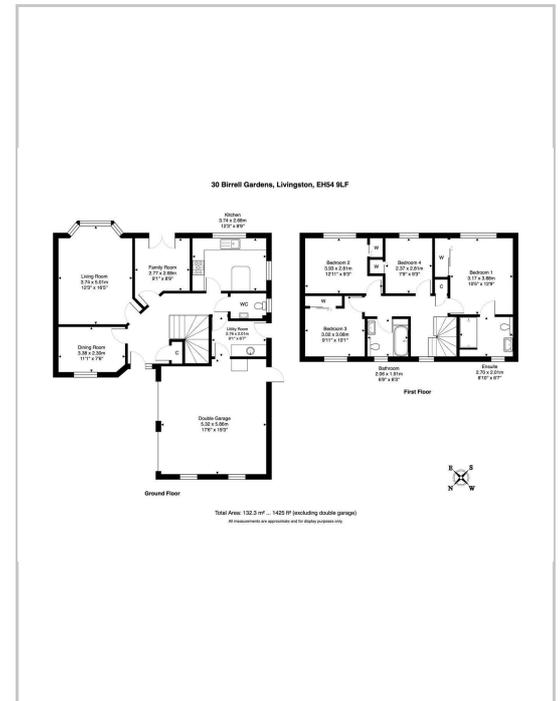
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Area Map



Floor Plans



Energy Efficiency Graph

