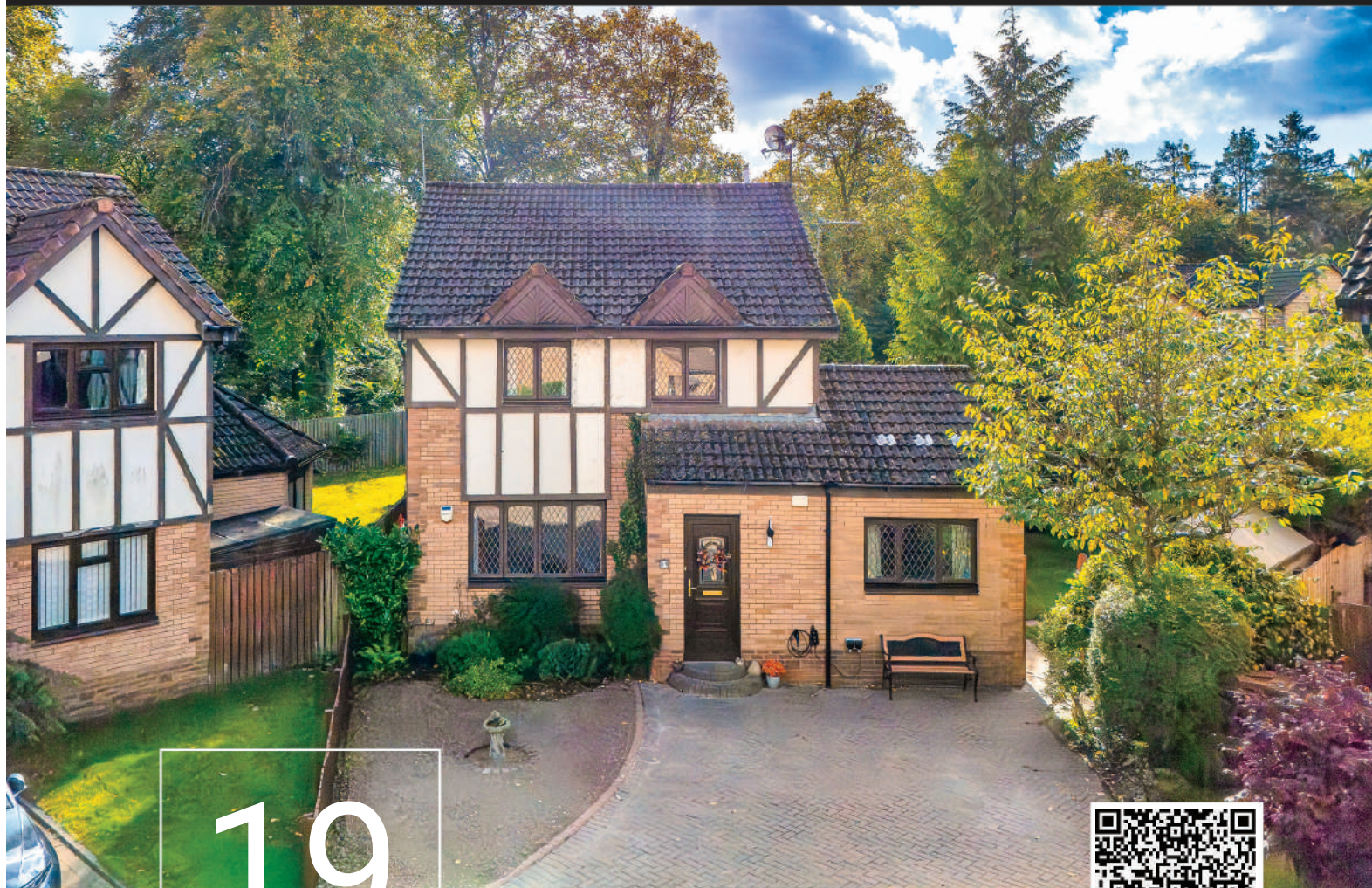


Turpie
&Co



19



Fiddich Drive, Livingston, EH54 9HG

Visit www.turpies.com
or telephone 01506 668448



19

Fiddich Drive, Livingston



Set within the sought-after Murieston area of Livingston, this spacious four/five-bedroom family home offers flexible accommodation and established gardens enjoying an excellent degree of privacy.

The accommodation includes a welcoming entrance hallway, a generously proportioned lounge and an impressive open-plan dining kitchen, which flows into the sunroom overlooking the rear garden. A versatile additional reception room provides excellent flexibility for use as a family room, home office or fifth bedroom, while a convenient WC completes the ground floor.

Upstairs, four bedrooms and a family bathroom provide comfortable accommodation for growing families, complemented by useful built-in storage.

Externally, the established rear garden enjoys a private setting. A spacious patio provides an ideal area for outdoor entertaining, while the driveway and additional parking area offer practical off-street parking.

What's special about this house

- Situated within a popular, established residential area, with excellent recreational facilities, scenic walks and everyday amenities nearby.
- Open-plan dining kitchen, a generous and sociable space that opens into the sunroom, creating a wonderful setting for family life and entertaining.
- Versatile additional reception room, offering excellent flexibility as a family room, home office, games room or ground-floor bedroom, depending on individual requirements.
- Attractive rear gardens backing onto woodland offering an excellent degree of privacy and a peaceful outdoor setting.
- A driveway and additional stone-chipped parking area offer space for multiple vehicles, complemented by an EV-rated external electrical connection.
- Close to local parks, a small loch, sports courts, a cricket ground and children's play areas, with plenty of opportunities for outdoor activities.



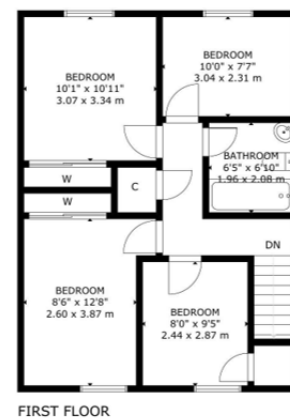
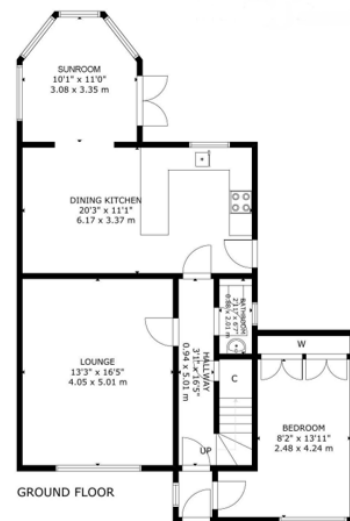
Location and Amenities

- Catchment for Bellsquarry Primary School and James Young High School. A short drive from West Lothian College and St John's Hospital.
- A desirable residential setting, just a five-minute drive from Murieston Wood and Bankton Retail Centre. There is also a pharmacy, medical centre, and dental practice nearby.
- Situated directly next door to Livingston Cricket Club and Murieston Tennis and Sports Club.
- Ideal commuter location close to the M8 with easy access to Edinburgh (20 miles) and Glasgow (31 miles); the M9 is a short drive.
- Livingston South Railway Station with regular and swift links to Edinburgh and Glasgow is a five-minute drive.
- Edinburgh International Airport is just 15 miles away from the property.
- Scenic green spaces include Murieston Wood, Almondell and Calderwood Country Park.

Extras

All floor coverings, light fittings, blinds, oven/hob, dishwasher, washing machine, fridge/freezer and garden hut are included

Home Report valuation	£360,000
Internal floor area	128m ²
School catchment	Bellsquarry Primary School James Young High School
Council tax band	Band F
EPC rating	Band C
Train station	Livingston South



Dimensions

Ground Floor

Lounge	4.05 x 5.01m
Dining Kitchen	6.17 x 3.37m
Sunroom	3.08 x 3.35m
WC	0.88 x 2.01m
Bedroom	2.48 x 4.24m

First Floor

Bedroom	2.60 x 3.87m
Bedroom	3.07 x 3.34m
Bedroom	2.44 x 2.87m
Bedroom	3.04 x 2.31m
Bathroom	1.96 x 2.08m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

Turpie Co

Pioneers in Property



Lucy Forbes
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.