



27 Rothes Drive, Murieston

Offers Over £359,000





## 27 Rothes Drive

Murieston, Livingston

Turnkey Four Bedroom, Three Reception Room Family Home This is one not to be missed early viewing is highly recommended. Beautifully presented and ready to move straight into, this modern home.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





### **Vestibule**

3' 11" x 4' 2" (1.19m x 1.27m)

A great entrance vestibule creating a warm and practical first impression. Featuring laminate flooring, a central ceiling light and a wall-mounted alarm panel, the space is ideal for coats and jackets, keeping the main living areas neat and organised. A welcoming and functional introduction to the home.

### **Hallway**

A lovely, welcoming L-shaped hallway with a side-facing window allowing in natural light. Finished with laminate flooring, a central ceiling light and radiator, it offers a bright and airy first impression. The hallway provides access to the lounge, bedroom three, shower room, kitchen/diner, family room and the upper level, creating a practical and well-connected layout.

### **Lounge**

17' 0" x 12' 4" (5.19m x 3.77m)

A beautiful, spacious lounge featuring a large front-facing window that fills the room with natural light. The room offers carpeted flooring, ceiling lights, and a striking feature fireplace with an authentic electric fire. With plenty of space for freestanding furniture, this makes a fantastic and inviting living area.

### **Kitchen/Diner**

16' 1" x 11' 3" (4.90m x 3.43m)

A spacious, modern kitchen diner with two large windows and a half-glazed rear door opening onto the garden, filling the room with natural light. There's plenty of space for a dining table and chairs, making it perfect for everyday living and entertaining. Well equipped with spotlights, a stainless steel sink and mixer tap, gas hob with extractor, built-in oven, integrated fridge and dishwasher, plus space for a washing machine and fridge freezer. A lovely, bright and practical kitchen.







### Shower Room

9' 0" x 6' 4" (2.74m x 1.92m)

A stunning, modern high-specification shower room finished to an exceptional standard. Featuring stylish laminate flooring and contemporary splashback wall tiling, the space is enhanced by sleek ceiling spotlights and a striking vertical black heated towel rail. The walk-in shower with glass surround boasts a luxurious mains-fed rainfall shower head, complemented by a separate handheld attachment. A modern vanity unit with integrated sink, mixer tap, and useful under-storage adds both practicality and style, alongside a contemporary WC. Completing the look is a feature LED wall mirror, creating a truly impressive and beautifully designed space.

### Family Room

9' 11" x 9' 11" (3.02m x 3.01m)

Here's a polished, professional paragraph: A versatile and welcoming room that would make an ideal family area, cosy snug, or home office. Featuring patio doors leading through to the conservatory, the space enjoys plenty of natural light and a lovely flow between rooms. It benefits from laminate flooring, a radiator for comfort, and central ceiling spotlights. Finished in fresh, modern décor, this adaptable room offers a stylish and practical space to suit a variety of needs.

### Conservatory

12' 6" x 11' 1" (3.82m x 3.37m)

A beautiful conservatory that truly gives you the feeling of being in the garden all year round. Flooded with natural light, this spacious room features elegant French doors opening onto the decking area, seamlessly blending indoor and outdoor living. The tiled flooring adds a stylish and practical finish, while wall lighting creates a warm and relaxing atmosphere in the evenings. With generous space for furniture, it offers the perfect setting for both entertaining and unwinding.

### Stairs & Landing

The landing and staircase are carpeted and provide access to Bedrooms One, Two, and Four, as well as the attic space.







### Bedroom One

13' 1" x 10' 10" (4.00m x 3.30m)

The primary bedroom is a generously proportioned and beautifully presented space, featuring a large front-facing window that fills the room with natural light. It benefits from soft carpet flooring, a central ceiling light, and a radiator for year-round comfort. Double fitted wardrobes provide excellent storage, while the fresh, neutral décor creates a calm and inviting atmosphere. The room also enjoys direct access to a private en-suite shower room.

### Bedroom Two

13' 1" x 10' 6" (4.00m x 3.19m)

Bedroom Two is a generously sized second bedroom enjoying a peaceful rear aspect with pleasant views over the garden. The room features carpet flooring, a radiator, and a central ceiling light, along with double fitted wardrobes providing excellent storage. Finished with fresh décor throughout, this is a bright and welcoming room ready to move straight into.

### Bedroom Three

11' 1" x 9' 1" (3.39m x 2.76m)

Bedroom Three is a bright and inviting ground floor room positioned at the front of the property, featuring a lovely front-view window that fills the space with natural light. The room is finished with soft carpet flooring and a stylish centre light, creating a warm and comfortable atmosphere. Fresh, neutral décor enhances the sense of space, while the generous proportions easily accommodate free-standing furniture.

### Bedroom Four

10' 0" x 7' 10" (3.04m x 2.39m)

An excellent-sized fourth bedroom featuring a Velux window that fills the space with natural light. The room benefits from carpet flooring, a radiator, and a central ceiling light. Fresh, neutral décor throughout makes it ready to move into.

### En Suite

A stylish en-suite shower room featuring a vanity sink with mixer tap and storage beneath, ceiling spotlights, a chrome heated towel rail, and a lovely walk-in glass shower cubicle with pivot doors and splashback wall tiling. A side window provides natural light and ventilation.







## FRONT GARDEN

A neat and well-maintained front garden, mainly laid to lawn, creating a lovely first impression. Paving surrounds the property and leads neatly to the front door, offering both practicality and smart kerb appeal.

## REAR GARDEN

A generous rear garden featuring a beautifully shaped lawn, mature borders, and a mix of trees, shrubs, and hedgerow that add colour and character throughout the seasons. Two lovely decking areas provide the perfect spots to relax and enjoy the sun, while a shed—fitted by the current owners—adds practical storage. A wonderful, private outdoor space ideal for family life and entertaining.

## GARAGE

Single Garage

A practical garage with an up-and-over door, offering power and direct access to the rear garden. Ideal for secure parking or additional storage, it combines convenience with functionality while complementing the outdoor space.

## DRIVEWAY

2 Parking Spaces

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A spacious, tarmac driveway adjacent to the property, providing parking for several vehicles with ease. Practical and convenient, it offers excellent off-street parking while enhancing the home's kerb appeal.







27 Rothes Drive, Murieston, Livingston, EH54 9HR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	





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