










Offers Over

**£400,000**

## 6 Threipmuir Walk

Murieston | Livingston | EH54 9FG

A beautifully presented Bellway "Muirfield" style detached villa offering spacious and versatile family accommodation over two levels, finished to an exceptional standard throughout. Designed with modern family living in mind, this impressive home provides generous proportions, flexible reception space, and a well-balanced layout suited to both everyday life and entertaining.

-  4 Bedrooms
-  3 Public Rooms
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - F



## Description

The property opens into a welcoming reception hallway which immediately sets the tone for the quality and space on offer. To the front, a bright and elegant lounge provides an ideal setting for relaxation, benefiting from large windows that allow for excellent natural light. To the rear, the heart of the home is the superb open-plan kitchen and dining area, thoughtfully designed with a range of contemporary units, integrated appliances, extensive worktop space, and ample room for family dining. French doors lead directly to the rear garden, creating a seamless connection between indoor and outdoor living. Adjacent to the kitchen, a separate family room offers excellent flexibility and could be utilised as an additional sitting room, playroom, home office, or informal entertaining space. A practical utility room provides further storage and laundry facilities, while a convenient ground-floor WC completes the accommodation on this level. The upper floor hosts four generously sized double bedrooms, all beautifully presented and designed to accommodate modern family requirements. The principal bedroom enjoys fitted wardrobes and a stylish en-suite shower room, creating a comfortable private retreat. Bedroom two also benefits from en-suite facilities, ideal for guests or older children, while the remaining bedrooms are served by a contemporary family bathroom fitted with modern sanitary ware and quality finishes.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens, Garage & Driveway

Externally, the property is complemented by private gardens to the front and rear, offering excellent outdoor space for families, entertaining, or relaxation. A monobloc driveway provides off-street parking and leads to the integral garage, adding both practicality and additional storage options.

## Viewing

By appointment through Neilsons (0131 625 2222).





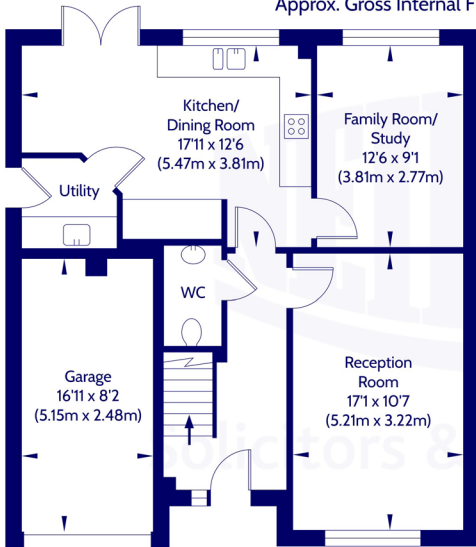
## Location

The leafy and desirable Murieston area boasts an abundance of convenient day to day amenities within close proximity including a Coop, takeaway and hairdressers. The Almondvale Shopping Centre and Livingston Designer Outlet are only a short distance away and offer an extensive range of high-street retailers, popular restaurants, cafes and a wide variety of supermarkets. Reputable schooling is available within the area and for recreation facilities the property is conveniently positioned for access to the many cycle paths and woodland trails within Murieston Valley. The area has a choice of sporting and leisure pursuits including swimming pools, gyms, golf courses, and sports centres with a multi-screen cinema situated within the shopping centre.

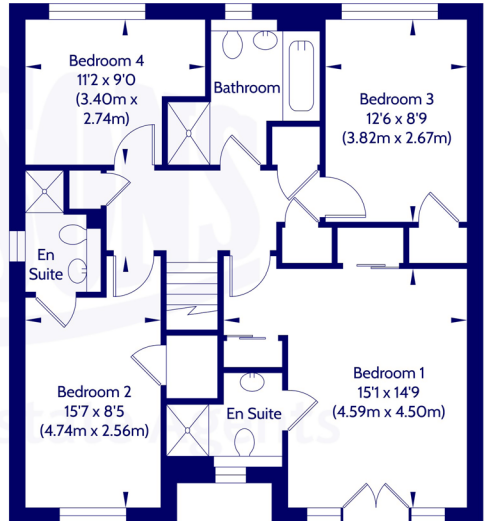




Approx. Gross Internal Floor Area 136 Sq M / 1466 Sq Ft.



Ground Floor



1st Floor

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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