

Property Connections



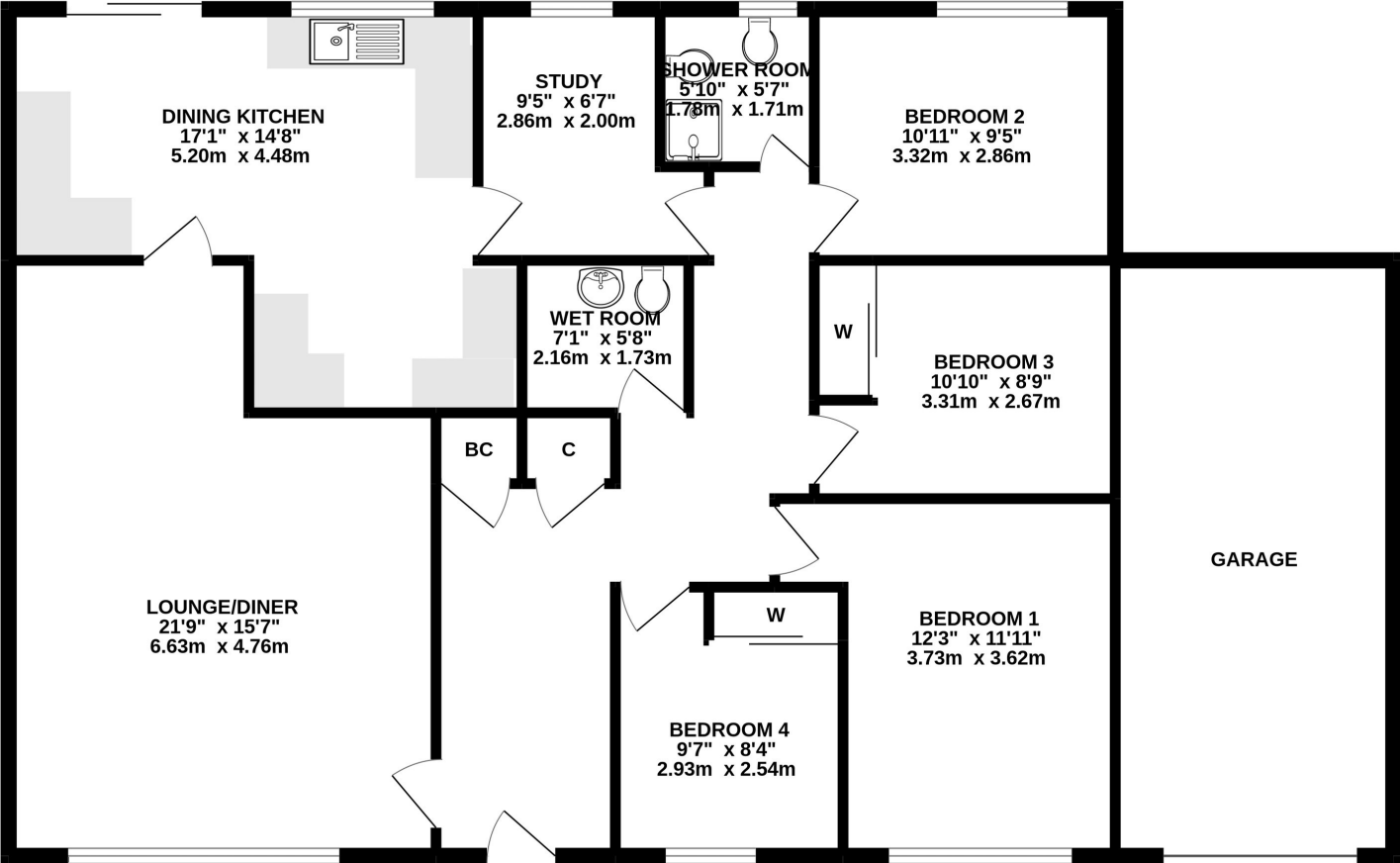
Estate Agent

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15 Murieston Drive, Livingston

GROUND FLOOR



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.

Perfectly set within the leafy and highly sought after area of Murieston, Property Connections are delighted to offer to the market this spacious four bedroom detached bungalow with South facing garden. The property would benefit from a degree of cosmetic upgrading, however on completion this could be an outstanding family home.

Murieston

Incredibly sought after and desirable area. It's surrounded by parks, walks and cycle paths and is minutes away from Livingston South station. It's well served by local amenities, including a doctor's surgery, dentist, vets and nursery, and is within the catchment area for the highly regarded Bankton and Williamston Primary Schools and James Young High School. Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

Property comprises;

Entrance hall, lounge, lounge dining, dining kitchen, study, four bedrooms, shower room, wet room, garage, driveway and garden.

Bright and welcoming entrance hall with double storage.

Lounge dining looks over the front aspect and is an exceptional size with laminate flooring and crisp décor. Access to dining kitchen.





Accessed from both the study and the lounge dining, this fabulous sized kitchen dining offers a selection of base and wall mounted units, breakfast bar and tiled flooring. Patio doors gives access to the south facing garden at the rear.





There are four bedrooms, all of which are generous sizes, two have the benefit fitted wardrobes.

Study / office is located at the rear of the property.





The shower room is complete with stylish wet wall panels, glazed shower enclosure, wash hand basin and W.C.

Wet room is centrally located within the property and benefits from vanity storage units, W.C., wash hand basin and electric shower.



External

Fully enclosed south facing tiered garden at the rear is complete with a decked terrace, lawn area, mature trees and planting thus creating a wonderful space to relax and enjoy in the summer months. Paved driveway leads to the garage.

Notes for purchaser / solicitor – The boiler is currently not in working order and the vendors do not intend to replace or repair.



Whilst the above particulars are believed to be correct, they are not warranted and to do not form part of any contract.