



17 Murieston Park, Livingston

Offers Over £435,000



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Livingston, Livingston

Impressive 4-bed detached villa situated in a leafy cul-de-sac in Murieston with spacious living areas, upgraded kitchen and bathrooms, double garage, and large garden. Catchment for Bellsquarry Primary and James Young High schools, near transport links and town centre. Ideal family home offering comfort, convenience, and style.

Tenure: Freehold

- Spacious family home
- Conservatory
- Study
- Upgraded bathroom, ensuite shower room and WC
- Double Garage
- Catchment for Williamston Primary School & James Young High School
- Close to Railway Station and Town Centre





Hall

Access through timber/glazed door to welcoming entrance hallway. Hardwood flooring through hall, study and dining room. Carpeted staircase to upper landing. French doors to lounge and doors to garage, downstairs WC, study, dining room, breakfasting kitchen and walk-in understairs cupboard. Radiator.

Downstairs WC

Recently upgraded and fitted with oval wash hand basin/cupboard under, mixer tap and splashback, and dual flush WC. Feature display area with downlighters. Ceramic tiled floor, 3-way light fitting, extractor fan.

Lounge

20' 9" x 11' 8" (6.32m x 3.56m)

Spacious family sitting room with two side facing windows, vertical blinds, curtain and poles. Fire surround with marble inset and hearth with electric fire and positioned between two antique sconces. Two designer vertical radiators, fitted carpet, two dimmer light fittings.

Dining Room

15' 5" x 11' 5" (4.70m x 3.48m)

Ideal for entertaining or family meals. Sliding doors to conservatory. Radiator, centre light fitting.

Conservatory

11' 7" x 8' 4" (3.53m x 2.54m)

Superb room for relaxing in to enjoy the garden on the colder days. Laminate flooring, vertical blinds, two wall lights.

Study

10' 10" x 6' 8" (3.30m x 2.03m)

Ideal for home or craft workers. Side facing window with vertical blind. Extra power points added and radiator.

Upper Landing

Galleried landing with doors to bedrooms, bathroom and shelved airing cupboard. Hatch to partially floored loft.

Principal Bedroom

15' 0" x 12' 5" (4.57m x 3.78m)

Spacious double bedroom with front facing window and



Upper Landing

Galleried landing with doors to bedrooms, bathroom and shelved airing cupboard. Hatch to partially floored loft.

Principal Bedroom

15' 0" x 12' 5" (4.57m x 3.78m)

Spacious double bedroom with front facing window and vertical blinds. His and hers wardrobes concealed behind sliding mirrored doors. Fitted carpet, radiator, centre light fitting. Door to ensuite shower room.

Ensuite Shower Room

7' 3" x 6' 0" (2.21m x 1.83m)

Fitted with square wash hand basin with mixer tap and built into vanity unit, dual flush WC and fully tiled corner shower cubicle with mains shower incorporating rain shower. Tiled to dado height. Ceramic tiled floor, wall mirror, chrome vertical radiator, downlighters.

Bedroom Two

14' 8" x 13' 9" (4.47m x 4.19m)

Good sized double bedroom with front facing window. Fitted carpet, radiator.

Bedroom Three

10' 3" x 9' 3" (3.12m x 2.82m)

Third double bedroom with rear facing window. Double fitted wardrobe. Fitted carpet, radiator.

Bedroom Four

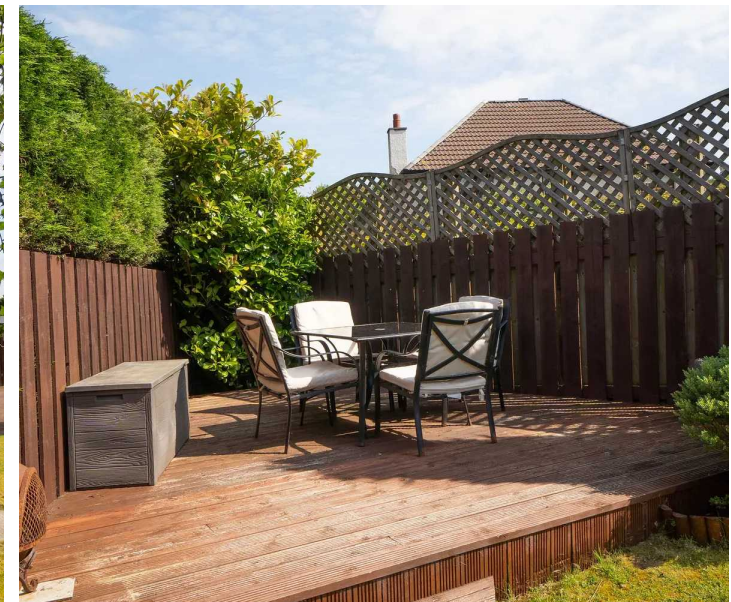
9' 3" x 7' 4" (2.82m x 2.24m)

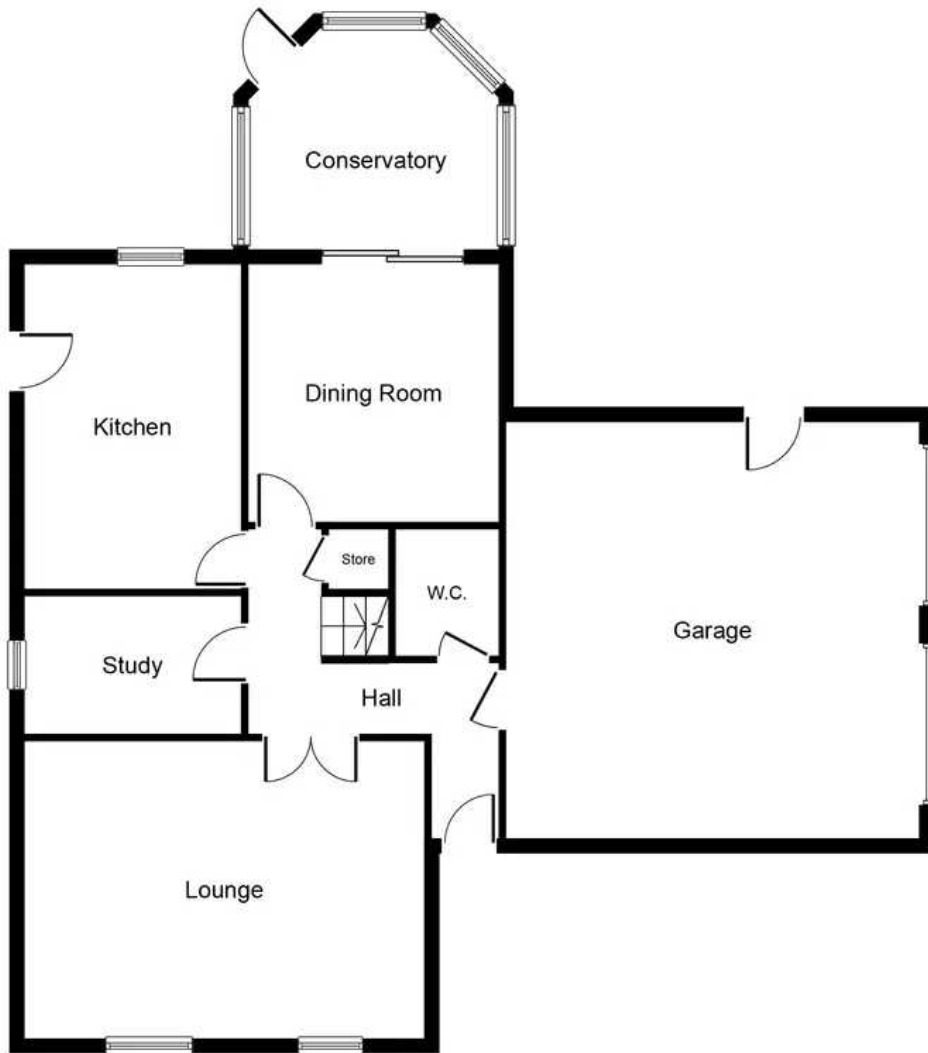
Although the smallest of the bedrooms, still of double size. Single fitted wardrobe. Rear facing window. Fitted carpet, radiator.

Family Bathroom

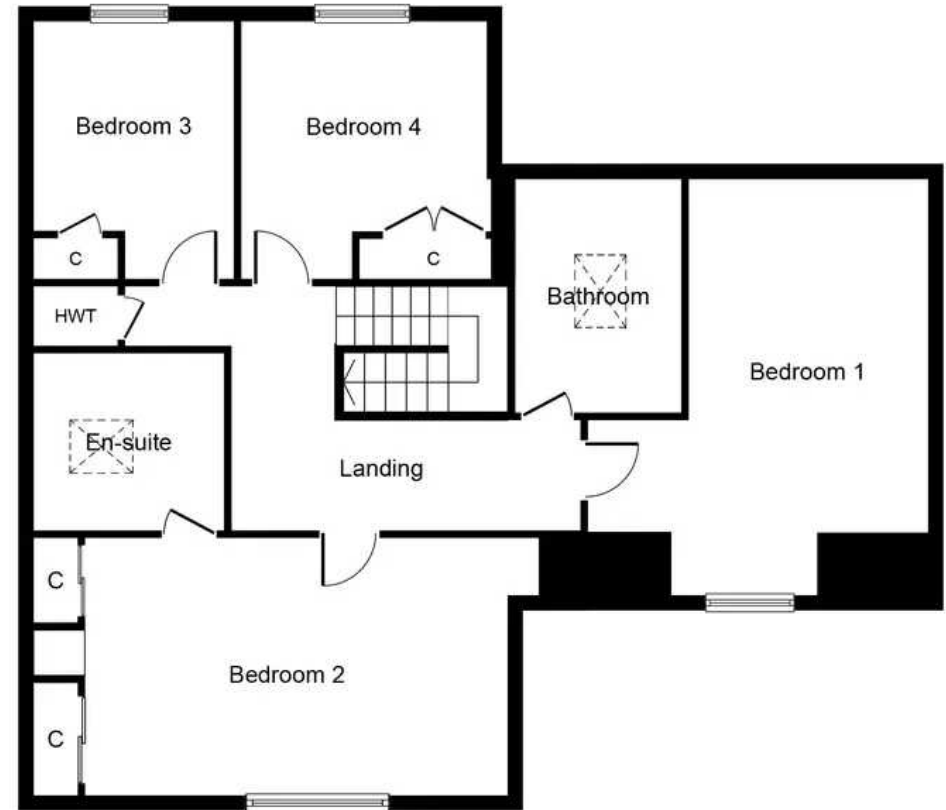
10' 4" x 6' 3" (3.15m x 1.91m)

Fitted with square wash hand basin with mixer tap and built into vanity unit, dual flush WC, bath with central taps and fully tiled corner shower cubicle with mains shower incorporating rain shower. Tiled to dado height. Ceramic tiled floor, mirrored display areas, chrome vertical radiator, downlighters.





Ground Floor
Approximate Floor Area
1,135 sq. ft.
(105.4 sq. m.)



First Floor
Approximate Floor Area
1,053 sq. ft.
(97.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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