



FOR SALE
RE/MAX
REAL ESTATE

 **RE/MAX**
Property

44 Bervie Drive, Murieston, EH54 9HA.

Offers Over £315,000



This fantastic detached bungalow, with solar panels, is in the popular area of Murieston. A wonderful space for those looking for one level living, this property in Bervie Drive will make a fantastic home. Lorna MacDonald and RE/MAX Property are delighted to bring this spacious 3 bedroomed bungalow to the market, promising a fantastic home for its new owners.

Murieston retains its unique village atmosphere, whilst remaining within easy reach of the excellent amenities that Livingston has to offer. There are a few local shops, and The Centre and Livingston Designer Outlet are only a couple of miles away, offering a large range of high street shops, supermarkets and restaurants. Leisure amenities are all close at hand with multi-screen cinema, leisure centre and further sports facilities available locally. Commuter links are good from this area, via the local Livingston South train station, offering links between Edinburgh and Glasgow, and Edinburgh Airport is within easy reach. In addition, there is easy access to the A71 and M8 road networks, ideal for commuters. Bellsquarry and Williamston primary schools offer both nursery and primary education and afford good reputations, as does the local high school, James Young High School.

Front Approach and Garden

The welcoming entrance features a mono block multi-car driveway leading to a garage with an up-and-over door, complemented by continued mono block and steps to the front door. The front garden is edged with mature hedging, and includes a grassed section and a tree, creating a charming outdoor space. Side access to the rear garden is also available.

Garage

18' 3" x 8' 11" (5.56m x 2.72m)

The driveway has space for multiple cars and leads to a single garage which has an up and over door and a wooden door for rear access from the garden. The space has power points and a ceiling light.

Entrance Vestibule

Entry to this inviting vestibule is through a part-glazed wooden door, complemented by a large front window that allows ample natural light to flood the space. The décor features neutral papered walls and laminate flooring, creating a warm and welcoming ambiance. Additional features include a storage cupboard, a ceiling light, a wall light, a smoke detector, a radiator, and a power point, completing this well-appointed area.

Lounge

11' 9" x 19' 0" (3.57m x 5.79m)

This great room is mostly finished with white painted walls, a feature papered wall, partly laminate and carpet flooring. A large window to the front allows lots of natural light into the room, being further enhanced by ceiling downlights. A radiator, power points and a smoke detector are also provided.

Hallway

The hallway décor begins with neutral papered walls and laminate flooring. A built in cupboard provides shelved storage space. Two ceiling lights, a wall light, power points, a radiator, a smoke detector and an attic hatch complete this area.

Kitchen

8' 8" x 16' 6" (2.65m x 5.02m)

The heart of the home. This kitchen has many wall and floor mounted units with wood frontages, with co-ordinating black work surfaces and tiled splashback. Decorated with beige painted walls and laminate flooring. There is an eye level oven and grill, a five-ring gas hob and a stainless steel and glass extractor hood, which will all be included in the sale. There is space for a tall fridge freezer and two under counter appliances. The room is well lit with ceiling downlights as well as under cabinet lighting. The sink area comprises of a stainless steel sink and half with drainer and mixer tap. A heat detector and power points complete this room.



Dining / Family Room

10' 7" x 13' 4" (3.22m x 4.06m)

Open from the kitchen, this dining/family room provides a generous social space. It features lilac painted walls and continuous laminate flooring. The room is bathed in natural light from windows on three sides, double patio doors, and a single glass door, all enhanced by ceiling downlights. Two radiators and multiple power points ensure comfort and convenience in this inviting area.





Primary Bedroom

11' 5" x 9' 10" (3.47m x 2.99m)

This fantastic room has three white painted walls, a feature papered wall and carpet to the floor. There is an integrated wardrobe providing an abundance of storage space. A window to the rear of the property allows in lots of natural light and there is a ceiling light. A radiator and power points are provided.

En-Suite Shower Room

3' 5" x 7' 9" (1.05m x 2.35m)

This great second washroom is finished with grey tiles to the floor and white tiled walls. The shower cubicle houses an electric wall mounted shower. A white gloss built in vanity with built in sink and back to wall toilet complete the suite. Ceiling downlights, a tall radiator and an extractor fan finishing the room.

Bedroom Two

8' 8" x 12' 0" (2.64m x 3.65m)

This lovely double room has been finished with white painted walls, a feature papered wall, and carpet to the floor. A window to the front of the property allows in natural light and is further complemented by a ceiling light. A built in wardrobe provides hanging and shelving storage space. Power points and a radiator are also provided.

Bedroom Three

7' 6" x 10' 11" (2.28m x 3.34m)

A third bedroom or office space, has been finished with neutral papered walls and laminate flooring. There is a window to the side, a ceiling light, a radiator and power points finish this room.

Shower Room

5' 7" x 6' 5" (1.69m x 1.95m)

This great room has been finished with neutral tiled walls and black tiles to the floor. The suite comprises of a corner shower unit housing an electric shower, a back to wall toilet and a vanity sink. A window to the rear allows natural light into the room, enhanced by ceiling downlights. A chrome towel radiator, an extractor fan and a built in mirror are included.

Rear Garden

The garden occupies the corner plot, featuring a paved area adjacent to the house and two lush grassed sections. Neatly trimmed hedges border the garden, beautifully complemented by mature planted beds. This excellent enclosed space offers privacy, making it perfect for relaxation or entertaining guests.

Additional Items

All fitted floor coverings, kitchen items mentioned and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

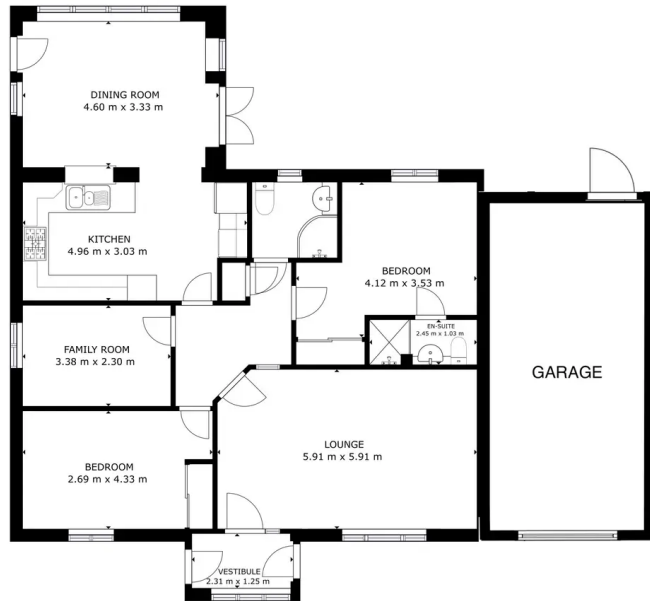
OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





GROSS INTERNAL AREA
 FLOOR 1: 105.56 m²
 TOTAL: 105.56 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.