



1 Teviot Drive, Murieston, Livingston, EH54 9JW

RE/MAX Property

An Immaculate 4 Bedroomed Family Home

Set in a delightful family friendly locale, this amazing home is finished to an impressive standard throughout, a credit to its current owners. Occupying a large end plot, with a private wrap-around garden, this is a truly unique property and is sold with no onward chain. Located in the much sought-after area of Teviot Drive, Murieston, EH54 9JW, this would make an ideal purchase for a young couple, a family or somebody re-locating. Sharon Campbell and RE/MAX Property are pleased to bring this delightful property to the market and suggest it is a must for your viewing list.

Comprising of:

Reception Hallway

Lounge

Dining/Office Room

Dining Kitchen

Utility Room

Living Level Toilet

4 Bedrooms

En-Suite Shower Room

Family Bathroom

Front, side and Rear Gardens

Double Garage

The home report can be downloaded from the RE/MAX website.

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, a dentist, a doctor's surgery, a vet and a yoga studio a short walk away. The Centre and Livingston Designer Outlet Centre are only a couple of miles away, offering a large range of high street shops, supermarkets and banking facilities. Leisure amenities are all close at hand with a multi-screen cinema, and sports facilities available locally. Commuter links are good from this area, via the local Livingston South railway station which is just a two-minute walk away, offering rail links to both Edinburgh and Glasgow and Edinburgh airport is within easy reach. In addition, there is easy access to both the A71 and M8 making this an ideal location to enjoy the quieter lifestyle, while still within commuting distance of the major cities. Bellsquarry and Williamston primary schools offers both nursery and primary education and afford good reputations, as does the local high school, The James Young High School.





Front and Side Gardens and Double Garage

16' 5" x 16' 5" (5.00m x 5.00m)

The inviting approach to the property includes a mono-blocked double driveway providing off-road parking. There is an area with decorative stones and a pathway to the front door. Some planting provides soft landscaping and fencing provides a quality finish. The double garage is currently used primarily as a gym area. There is a double electric up and over door to the front, with two ceiling lights and power points. The fridge-freezer will be included in the sale. A hedge is maturing to enable the new owners to expand the garden in the near future.

Reception Hallway

The welcoming entrance is accessed through a composite door with feature glass, plus additional adjacent glazed panel, allowing in lots of natural light. The contemporary décor begins with laminate flooring and white painted walls. There are recessed ceiling downlights, a smoke detector, a house alarm panel and a radiator to complete this area.

Lounge

15' 7" x 14' 6" (4.75m x 4.42m)

This spacious room provides a fabulous room for modern living with white painted walls and laminate flooring. Bi-fold doors to the rear create a thoroughly modern ambience and the large bespoke picture window to the side enhances this. A ceiling light, two radiators, a smoke detector, concealed in-wall cable ducts for a wall-mounted television and power points are also provided.

Dining/ Office Room

12' 7" x 9' 9" (3.84m x 2.97m)

This multi-functional room provides a separate room for many uses. Decorated with painted walls – including one feature wall - and laminate flooring. A window to the front of the property allows in natural light and there is a ceiling light. A radiator, concealed in-wall cable ducts for wall-mounted television and power points are supplied.

Dining Kitchen

16' 0" x 10' 9" (4.88m x 3.28m)

This modern kitchen has an abundance of wall and floor mounted units with white handleless frontages to create an unblemished look. The quartz work surfaces, grey stone splashbacks and neutral walls continue the contemporary décor, along with the engineered flooring. There are several integrated appliances which will all be included in the sale: the eye-level double oven with grill, induction hob, fridge-freezer and dishwasher. The sink area comprises of a white sink and a mixer tap with a hose system. Windows and double patio doors to the rear of the property allow in natural light, with a ceiling light, recessed ceiling downlights, under cupboard and under work surface lights enhancing this. There is ample space for a table and chairs. Power point, an extractor fan and a radiator finish this room.

Utility Room

7' 7" x 6' 10" (2.31m x 2.08m)

This useful room has white fronted floor units with marble-effect work surfaces and white splashbacks. The walls have been painted white and the engineered flooring from the kitchen is continued throughout. An under counter washing machine and tumble dryer, which will be included in the sale. The sink area comprises of a white sink with mixer tap and drainer. A half-glazed door allows in natural light and there is a ceiling light. An understairs cupboard provides storage and there is a door to the garage. A carbon monoxide detector, gas boiler, an extractor, a chrome ladder radiator and power points complete this room.

Toilet Room

4' 0" x 4' 0" (1.22m x 1.22m)

This lovely room has been modernised to create an impressive room. The feature wall panelling strike you upon entry and hide the storage cupboards. The remainder of the walls are finished with white metro tiles to half-height and white painted above, with laminate to the floor. The suite comprises of a white back to wall toilet and a white pedestal sink. A radiator, a ceiling light and an extractor fan are also provided.

Stairs and Landing

Carpeted stairs lead to the spacious upper landing with the décor creating continuity with white painted walls. There are windows to the side and front allowing lots of light into this area and there are recessed downlights. There is ample space for a desk and chair creating an additional office space. Two integrated cupboards, a smoke detector, a modern vertical radiator, power points and access to the attic are also included.

Main Bedroom

13' 10" x 10' 2" (4.22m x 3.10m)

This modern bedroom has been decorated with neutral tones to the walls and a fully fitted carpet to the floor. Windows to the rear of the property allow in natural light and there is ceiling lighting. Open wardrobes provide hanging and shelving space. A radiator and power points also included.

En-Suite Shower Room

7' 5" x 4' 11" (2.26m x 1.50m)

This boutique-style room has a wall mounted shower set within a large shower cubicle, with a mains shower featuring a rainfall shower head and a handheld shower. Finishing the suite is a white back to wall toilet and a white built-in sink, set within a vanity unit. A window allows in natural light and there are recessed ceiling downlights. Decorated with some wipe clean panelling, some painted walls, tiled splashbacks and grey tiling to the floor. Lots of cupboard storage, a chrome towel radiator, an extractor and a shaver socket complete the room.

Double Bedroom Two

9' 11" x 9' 0" (3.02m x 2.74m)

Another delightful room, which has been finished with white painted walls and laminate to the floor. A window to the rear of the property allows in natural light and there is ceiling lighting. Integrated double mirror fronted wardrobes with built-in lights, a radiator and power points finish this room.

Double Bedroom Three

9' 11" x 8' 9" (3.02m x 2.67m)

This fabulous room has been finished with white painted walls and solid oak herringbone flooring. The window to the rear of the property allows for natural light and there is ceiling lighting. A double open wardrobe provides storage. Power points and a radiator are provided.

Bedroom Four

7' 7" x 7' 6" (2.31m x 2.29m)

This charming room has been finished with painted walls and carpeted flooring. The front facing window allows in natural light and is further enhanced by a ceiling light. Power points and a radiator are included.

Family Bathroom

7' 11" x 6' 8" (2.41m x 2.03m)

This pleasant room has been finished in modern tones, with tiling to the floor, tiled splashbacks and painted walls. The white suite comprises of a wall mounted shower in a separate shower cubicle, a bath, a back to wall toilet and a built-in sink, with vanity cupboards. A window allows in natural light and ceiling lighting complements this. A chrome ladder radiator, a shaver socket and an extractor complete the room.

Side and Rear Gardens

This well-designed garden provides a pleasant area for relaxing and entertaining, with fencing on all sides. Landscaped with a grassed area, a paved area, an area finished with stones and some border beds finished with planting of shrubs, trees and flowering plants. The hot tub and garden shed will be included in the sale. Access to the front of the property can also be gained from both sides of the house. There are two sets of double-socket power points in the garden as well as cabling for a robotic lawnmower.

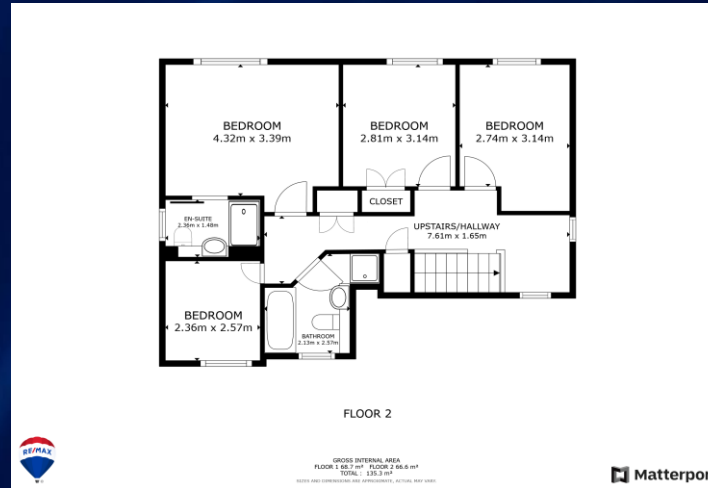
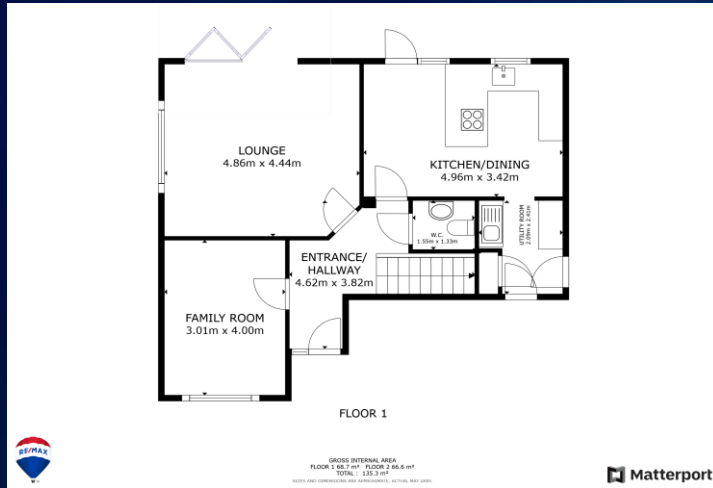
Additional Items

Tenure: Freehold. Council tax band: F. All fitted floor coverings and kitchen items mentioned are included in the sale, as well as the hot tub and garden shed. Other items can be 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.



RE/MAX Property

"Nobody in the world sells more property than RE/MAX"



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (91-100)		A (10-15)	
B (81-90)		B (16-25)	
C (71-80)		C (26-35)	
D (61-70)		D (36-45)	
E (51-60)		E (46-55)	
F (41-50)		F (56-65)	
G (31-40)		G (66-75)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
73	88	63	68

England, Scotland & Wales



13b Fairbairn Road, Livingston, EH54 6TS
 ☎ : 01506 418 555 📧 : info@remax-livingston.net
www.remax-livingston.net



Sharon Campbell
 07960996670
Sharoncampbell@remax-livingston.net

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.