



21 Murieston Way, Livingston, EH54 9AR.

Offers Over £520,000



This fantastic, self build, house is in an ideal locale. Tastefully finished, this spacious property in Murieston Way, will make a fantastic home. This five bedroom house is ideal for many needs, especially for families requiring bedroom and office space. Lorna MacDonald and RE/MAX property are delighted to bring this 5 bedroomed property to the market.

Murieston retains its unique village atmosphere, whilst remaining within easy reach of the excellent amenities that Livingston has to offer. Enjoy the convenience of having green space right at your doorstep. 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, fitness centres 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 Garden

The welcoming approach has a large artificial grassed area, edged with a wall. A stone finished multi vehicle driveway leads to the double garage, and a paved path leads to steps and the front door. Access to the rear garden can be found from the side driveway area.

Entrance Vestibule

Entry to this inviting vestibule is through a part glazed composite door which, alongside the adjacent window, allows natural light to enter. The décor begins with mainly mocha painted walls and wood laminate flooring. There is a large built in cupboard providing storage space. A ceiling light, power points and radiator are included.

Entrance Hallway

Continued painted walls and carpet flooring lead into the main double height hallway. There is a large built in cupboard for storage. Two wall lights, ceiling downlights, a radiator, power points, and a smoke detector complete this area.

Lounge

16' 0" x 15' 3" (4.89m x 4.66m)

This superb room has been mainly painted with neutral tones to the walls, with a feature blue wall, and carpet to the floor. A large window to the front allow lots of natural light into the room, being further enhanced by a central ceiling light and downlights. A radiator and power points are also provided.

Open Plan Kitchen Diner/Family Room

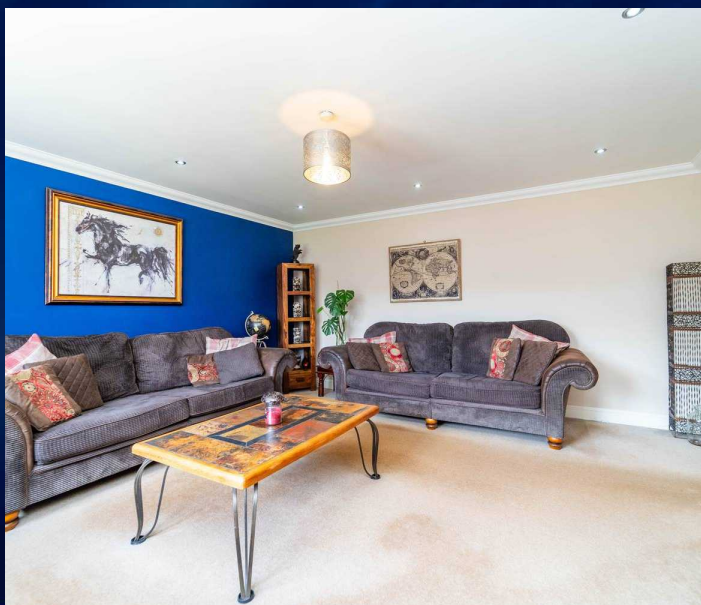
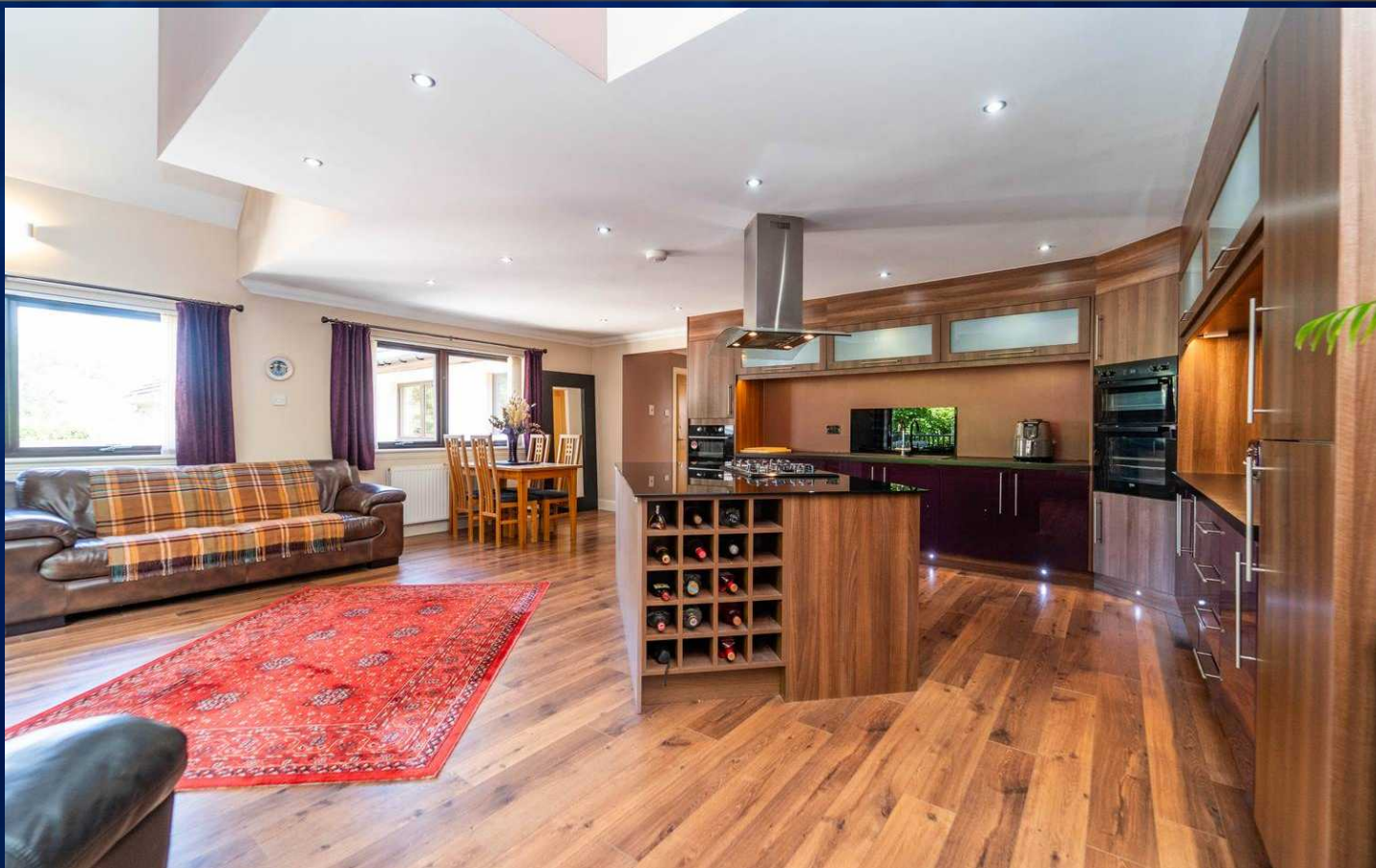
21' 11" x 22' 5" (6.69m x 6.84m)

This spacious, open-plan room offers a modern design, featuring wall and floor units finished in a purple gloss and wood-effect fronts, complemented by coordinating black work surfaces. The room is tastefully decorated with two-tone neutral walls and laminate flooring. The kitchen is equipped with a range of built-in appliances, including an eye-level oven, grill, microwave oven, a five-ring gas hob on the kitchen island, a built-in fridge-freezer, an under-counter dishwasher, a drinks fridge, and a glass and stainless steel extractor fan, all included in the sale. The sink comprises a one-and-a-half black sink with drainer, mixer tap, and matching black splashback. Natural light floods in through two side windows and patio doors leading out to the garden and rear of the property. There is room for a second lounge and dining area, with a cozy log-burning stove. Also included are ceiling downlights, four wall lights, two radiators, heat detector, smoke detector, and power points.

Utility Room

6' 0" x 15' 4" (1.84m x 4.67m)

The utility room offers a practical space, featuring mocha painted walls and carpeted flooring. It includes ample storage with both floor and wall units, finished with wood-effect fronts and complemented by a sleek black work surface. The room is equipped with an under-counter washing machine and tumble dryer, both of which are included in the sale. A part-glazed composite door provides convenient access to the side garden. The utility area is completed with a stainless-steel sink and drainer, mixer tap, tiled splashback, a radiator, an extractor fan, a ceiling light, and multiple power points, ensuring the room is both functional and well-equipped.





Bedroom Two

10' 8" x 12' 0" (3.26m x 3.67m)

This charming room features soft magnolia-painted walls and cozy carpeted flooring, creating a warm and inviting atmosphere. An integrated wardrobe offers ample hanging and shelving space. A large window at the rear of the property allows plenty of natural light to fill the room. The space is further complemented by a ceiling light, a radiator, and conveniently placed power points, ensuring both comfort and functionality.

En-Suite Shower

8' 7" x 5' 11" (2.61m x 1.81m)

This shower room is tastefully decorated with half-height light grey tiled walls, complemented by neutral paint on the upper walls, and cream vinyl flooring. The suite includes a modern shower unit with a mains-powered shower, elegantly finished with grey tiles, a close-coupled toilet, and a pedestal sink. A window at the rear of the room allows natural light to brighten the space, further enhanced by ceiling downlights. The room is also equipped with a radiator and an extractor fan.

Bedroom Five / Office

9' 1" x 16' 0" (2.76m x 4.88m)

This exceptional and versatile space, presently designated as an office, holds the potential to effortlessly transform into a wonderful bedroom. Positioned at the front of the property, the room is finished with three magnolia walls complemented by a green accent wall, all atop a carpeted floor. Abundant natural light streams in through a large window, enhanced by a ceiling light. There is a built in wardrobe, providing hanging and shelving storage space. A radiator and power points, contribute to the overall functionality of this room.

Living Level Shower Room

8' 8" x 5' 7" (2.64m x 1.69m)

This stylish room, perfect for versatile living, features half-height grey tiled walls that beautifully contrast with the red upper walls and the flooring is laid with grey tile-effect vinyl. The suite includes a close-coupled toilet, a pedestal sink, and a shower cubicle with grey tiles, housing an electric shower. Ceiling downlights provide a bright and inviting atmosphere, while a radiator and an extractor fan ensure comfort and proper ventilation.

Stairs and Landing

The décor seamlessly extends up the open staircase, where carpeted stairs and landing meet a feature wall in red, paired with neutral tones on the surrounding walls. A spacious, partially shelved cupboard offers ample storage. The area is well-lit by ceiling downlights and is equipped with two smoke detectors and conveniently placed power points.

Primary Bedroom

13' 7" x 14' 5" (4.14m x 4.39m)

This delightful room features two-tone neutral painted walls and cozy carpeted flooring. It boasts two integrated wardrobes, offering generous hanging and shelving space. The room is bathed in natural light from two Velux windows on either side of the property, further enhanced by ceiling downlights. A balcony overlooks the kitchen lounge area below, adding a unique architectural touch. The space provides two radiators, and attic hatch and power points.

En-Suite Shower

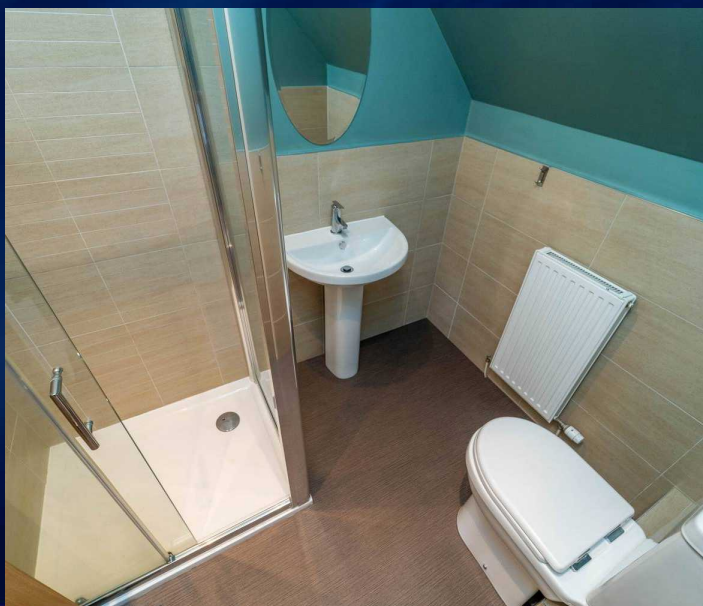
5' 7" x 7' 3" (1.70m x 2.21m)

This shower room is stylishly decorated with half cream-tiled walls that seamlessly transition into turquoise-painted upper walls, complemented by vinyl flooring. The suite includes a cream-tiled shower unit with a mains-powered shower, a close-coupled toilet, and a pedestal sink. Ceiling downlights provide ample lighting, while a radiator and an extractor fan ensure the room remains comfortable and well-ventilated.

Bedroom Three

12' 2" x 12' 11" (3.72m x 3.94m)

This lovely room has been finished with neutral walls and carpet to the floor. The window to the front of the property allows in natural light and this is further complemented by a ceiling light. There are two built in wardrobes, providing storage space. Power points and a radiator are also provided.



Bedroom Four

14' 6" x 11' 7" (4.41m x 3.52m)

This great bedroom has been finished with mainly mocha painted walls, a red painted wall and carpet to the floor. Velux windows to the front and rear of the property, allow in natural light. There are two built in cupboards providing wardrobe hanging and shelving space. Power points, a ceiling light and two radiators are included.

Family Bathroom

12' 8" x 14' 4" (3.87m x 4.37m)

This modern room features a blend of cream-tiled and painted walls, complemented by wood-effect vinyl flooring. A Velux window to the rear of the property floods the space with natural light, enhanced by sleek ceiling downlights. The suite includes a mains-powered shower in an enclosed cubicle, a bathtub, a pedestal sink, and a close-coupled toilet. Built-in shelved storage provides practical space for organization, with a radiator and extractor fan, completing this well-appointed room.

Garage

18' 9" x 18' 8" (5.71m x 5.70m)

The double garage which has an electric up and over door and a upvc door for side access from the garden. Power points and two ceiling lights complete this area.

Rear Garden

The fantastic, secluded west-facing garden offers a superb outdoor retreat with a generous raised wooden decking area, two lush artificial grass sections, a paved patio, and a charming pergola that shelters a hot tub. Enclosed by fencing on all sides, the garden features a gate leading to the driveway and additional access on the opposite side. This well-designed space is ideal for both relaxation and entertaining, with the added benefit of woodland at the rear providing extra privacy and a serene backdrop.



Additional Items

All fitted floor coverings, kitchen items mentioned, blinds 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

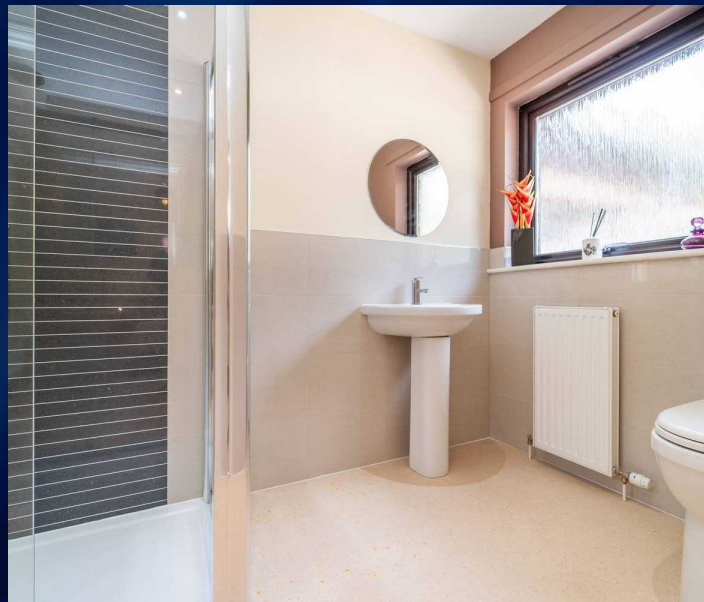
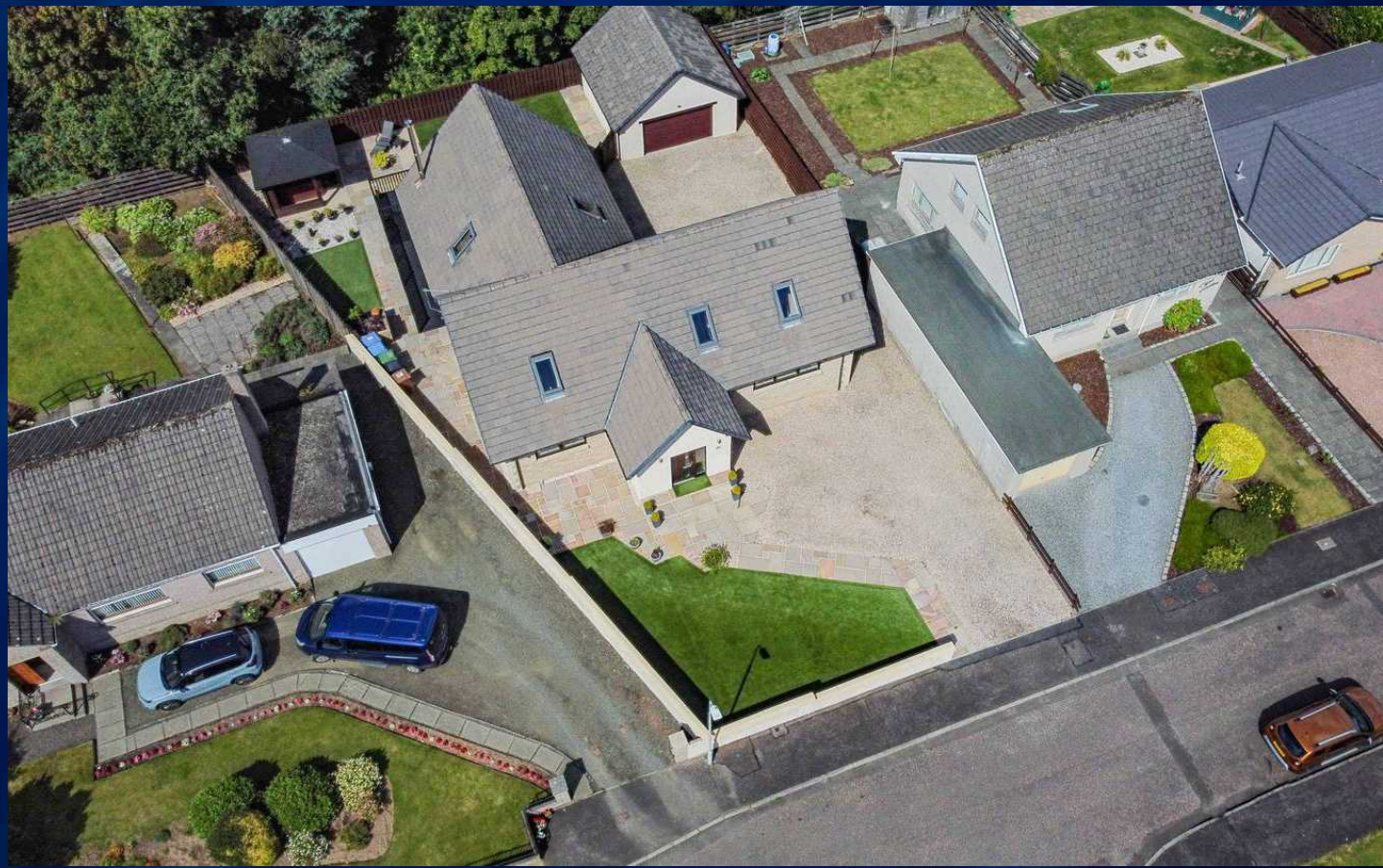
Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

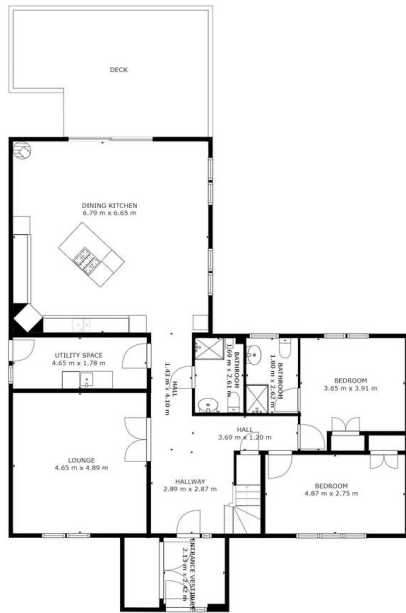
OFFERS

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

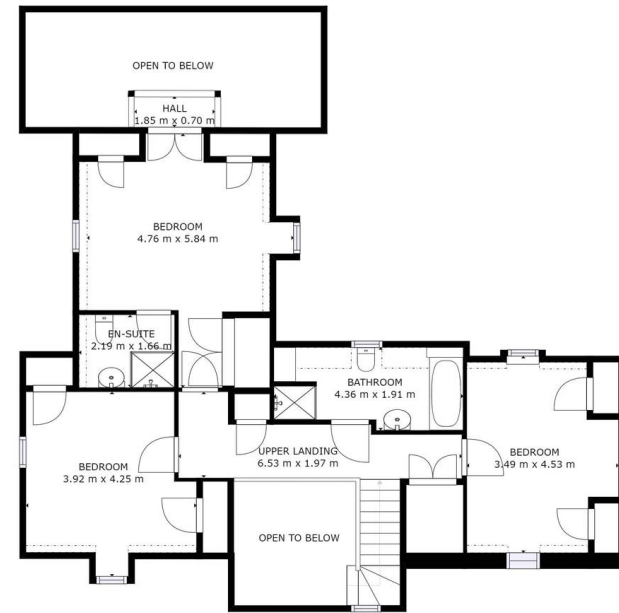
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





GROSS INTERNAL AREA
 FLOOR 1: 149 m², FLOOR 2: 80 m²
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 4 m²
 TOTAL: 229 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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FLOOR 2





RE/MAX Property

Remax Property, Remax House - EH54 6TS

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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.