



10 Albyn Drive, Murieston

Offers in Region of **£625,000**



****An Exceptional 4/5 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. Located in the much sought-after area of Murieston, this would make an ideal purchase for a family. Sharon Campbell and RE/MAX Property are pleased to bring this spacious property to the market and suggest it is a must for your viewing list.

Council Tax band: G

Tenure: Freehold

Murieston retains its unique village atmosphere, whilst remaining within easy reach of the excellent amenities that Livingston has to offer. Positioned for easy access to many walks and green spaces. There are a few shops locally and 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, leisure pool and further sports facilities are available locally. Commuter links are good from this area, via the local Livingston South railway station, 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. It is an easy commute to private schooling in Edinburgh.

Front Garden and Driveway

The inviting approach features a spacious front driveway, designed for multiple cars with a tarmac surface and a monobloc parking section. This well-appointed driveway leads directly to the double garage which is equipped with an electric double garage door. Additionally, there is an electric car charging point conveniently located nearby. Flanking the driveway, a side lawn enhances the property's appeal. The side lawn is surrounded by bushes with a small tree placed within a monobloc border.

Double Garage

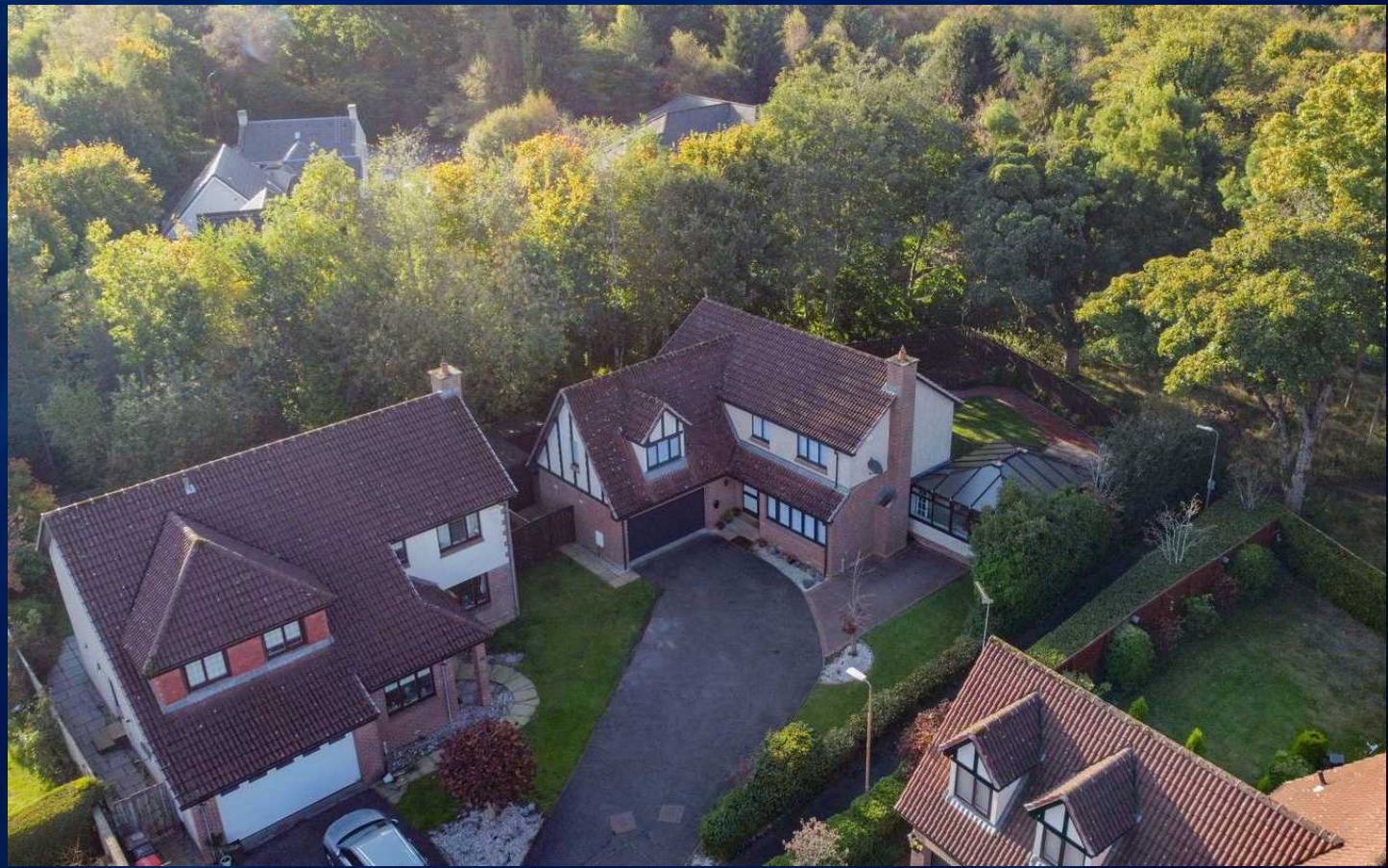
5.205m x 4.885m (17'01" x 16'00") This spacious double garage is equipped with electric and lighting, making it highly functional for storage or workshop use. An electric garage door adds convenience, while a boiler is also installed within the space

Entrance Hall

Accessed from the front door, there is a bright neutrally decorated hallway that leads you throughout the ground floor. The contemporary décor begins with luxury LVT flooring with neutrally painted walls. There is a large floor to ceiling window adjacent to the front door which brings in an abundance of light. Two ceiling lights, a radiator, a smoke detector and power points finish this area. There is a door at the end of the hallway allowing access to the integrated garage.

Lounge

6.500 x 3.370m (21'04" x 11'01") A stunning room which provides ample space for modern living. Featuring a fireplace, neutral tones and dual aspect views. The room is decorated with neutral painted walls and a neutral carpet to the floor. To the front of the property there is a window looking out over the front garden and driveway. To the rear there are large patio doors leading out to the rear garden. The room is lit with two ceiling lights and is accompanied with wall lights at each end of the room. There are two radiators to heat the room. A double door opens to the conservatory. A smoke detector, a television aerial socket, a telephone socket and power points are included.



Sun Room

5.405m x 3.922m (17'09" x 12'10") Leading off the living room is a well-presented sun room, currently being used as an additional living room. This spacious room lets in an abundance of light and is decorated with neutral colours throughout. The dual aspect windows offer views to the front and rear of the property. There are two radiators to heat the room. Doors leading to the rear garden and into the living room. There is an abundance of storage space with built in units lining one wall of the conservatory. A central ceiling light and power points are also provided.

Kitchen

5.033m x 4.373m (16'06" x 14'00") A modern kitchen with an abundance of wall and floor mounted units with white frontages. The units are met with a marble effect quartz worktop with a sunken stainless steel kitchen sink and drainage machined into the worktop. There are two windows to the rear of the property. The floor is laid with the luxury LVT that covers much of the ground floor. The kitchen has space for a large electric oven, with a five-ring gas burner, a microwave and an American fridge freezer. The cooker hood and the integrated dishwasher will be included in the sale. The kitchen is lit with ceilings lights and under counter and above counter lights which can be changed colour to suit. There is a heat detector, a radiator and power sockets located throughout. This spacious room offers ample space to fit a table or butchers block if required. The kitchen is adjoined to dining conservatory, downstairs hallway and the utility room.

Dining Conservatory

4.945m x 3.661m (16'03" x 12'00") A vast, spacious conservatory leading from the kitchen offering a bright and airy room, which is currently being used as a dining room. There are windows to three sides of this room offering views to the side and rear of the property. The floor is laid with the continuous luxury LVT flooring, flowing through from the kitchen. Neutral decorations are accompanied with a ceiling light and two wall lights. A radiator and power points finish the room. A door leads to the rear garden.



Utility Room

3.902m x 2.500m (12'10" x 08'02") This well-equipped room has floor and wall mounted units and larder units, with white frontages, and a laminate worktop with a white one and a half sink with drainer and mixer tap. There is an additional electric oven, integrated fridge and space for a tumble drier and washing machine. The luxury LVT continues from the kitchen to create a smooth flow. Dual aspect windows let in ample natural light and provide views to the side. A radiator, a ceiling light and power points are supplied.

Downstairs WC

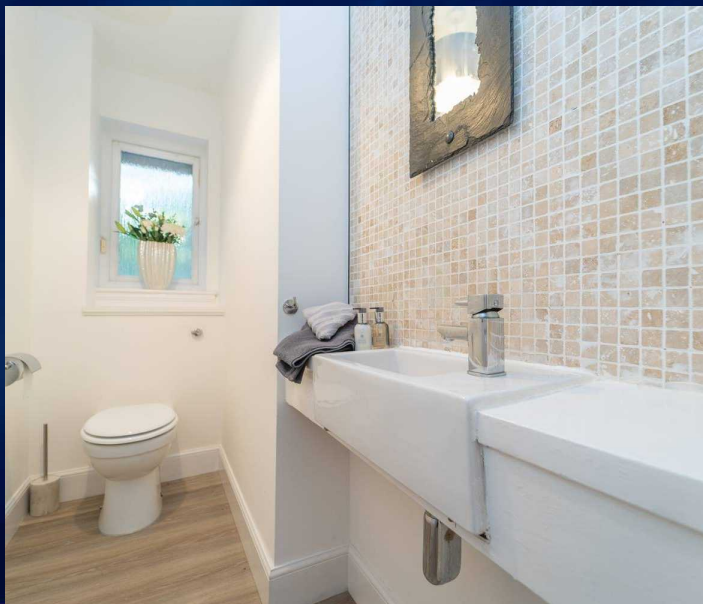
2.552m x 0.860m (08'04" x 02'10") A vital space for contemporary living, featuring crisp white walls that create a fresh and airy atmosphere. A stylish tiled backsplash adds a modern touch, complementing the overall design. A window to the side of the property allows natural light to flood the space, enhancing its brightness. The same continuous luxury LVT flooring seen throughout much of the ground floor flows seamlessly into this room, providing a cohesive look. The built-in cistern maintains a clean, streamlined appearance, making this room both functional and aesthetically pleasing. There is a radiator to finish the room

Study/Bedroom 5

3.580m x 2.990m (11'09" x 09'10") This adaptable room is located on the ground floor and is currently used as a study. Leading off the downstairs hallway this room is decorated with neutrally painted walls and carpeted flooring. A window to the rear offers views of the garden and lets in natural light. A ceiling light, a radiator and power points complete this room.

Stairs and Landing

Carpeted stairs lead to the upper landing, where the neutral décor flows through the house, featuring softly painted walls and a cosy carpet underfoot. Two windows to the front of the property allow plenty of natural light to brighten the space, further enhanced by ceiling lights. A smoke detector, power points and a radiator are also provided.



Master Suite

6.505m x 3.398m (21'04" x 11'02") This impressive room is naturally decorated in neutral tones, creating a serene and spacious atmosphere. The room features a unique design with steps leading down to the cosy bed area. Two sets of built-in wardrobes offer ample storage, complemented by an additional storage cupboard. The dressing area, complete with downlights, provides a perfect space for getting ready. Windows to both the front and side of the property allow plenty of natural light, with venetian-style blinds providing privacy. A ceiling fan enhances comfort, and the room benefits from a door leading to the ensuite for added convenience. A radiator, a telephone socket and power points are included.

Master En-Suite

2.802m x 2.000m (09'02" x 06'07") This beautifully finished room features luxury LVT flooring and is neutrally decorated, creating a clean and modern feel. The single shower is enclosed by sleek tiling, complemented by a tiled backsplash around the countertop sink area. A back to wall toilet finishes the suite, along with the integrated storage cupboards. A window brings in natural light and downlights in the ceiling enhance the brightness of the space. A chrome towel ladder radiator adds a touch of elegance and practicality

Bedroom 2

4.431m x 3.044m (14'06" x 09'11") This well-presented bedroom boasts painted neutral walls that enhance its spacious feel. A large window offers a delightful view of the rear garden, filling the room with natural light. The fitted double wardrobe provides ample storage space, keeping the room organized and tidy. A radiator ensures a comfortable environment, while a stylish ceiling light adds an inviting touch. Venetian blinds allow for privacy and light control, making this room a serene retreat. Power points are supplied.



Family Bathroom

2.576m x 2.287m (08'05" x 07'06") This spacious and beautifully decorated bathroom features luxury LVT flooring, adding warmth and modern style. The bath and shower area is surrounded by sleek tiling, while a mains shower, featuring a rainfall shower head and handheld shower, over the bath provides convenience and comfort. A countertop basin and a back to wall toilet complete the white suite. A large window overlooking the side of the property brings in natural light, complemented by recessed ceiling downlights for a bright and airy feel. The chrome towel ladder radiator adds a stylish touch, and there is plenty of storage, making this room as practical as it is inviting

Bedroom 3

3.550m x 3.360m (11'08" x 11'00") This spacious room offers a serene atmosphere with neutral décor and a soft, neutrally coloured carpet underfoot. A large window facing the rear allows plenty of natural light to flood in, enhanced by elegant venetian blinds for privacy and light control. The fitted wardrobes provide ample storage space, while the radiator ensures the room stays warm and comfortable. The neutral tones throughout create a calm and inviting space, perfect for relaxation. Power points complete the room.

Bedroom 4

2.628m x 2.429m (08'07" x 07'11") Beautifully presented, this bedroom features neutral painted walls and soft neutral carpet that create a calming ambiance. A large window offers a lovely view of the front of the property, allowing an abundance of natural light to fill the space. Fitted wardrobes with mirror fronts provide ample storage. The room is finished with a radiator, power points and ceiling light.



Rear Garden

The delightful rear garden is well-appointed and offers a serene space for both relaxation and outdoor living, bordered for privacy. It features an area laid to lush grass, perfect for leisurely afternoons. A charming gravel area provides an inviting spot for garden furniture, enhancing the outdoor experience. The patio serves as a fantastic space for entertaining, ideal for al fresco dining and gatherings. Surrounding these areas, a flower bed border, offers the ability to add colour and charm to the landscape. To the side of the property is an excellent location for keeping bins out of sight and easily reachable from the utility. There is also a garden shed to the side of the property.

Additional Items

Tenure: Freehold. Council tax band: G Factor Fee: No Factor Fee
All fitted floor coverings and kitchen items mentioned are included in the sale and garden shed. 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.

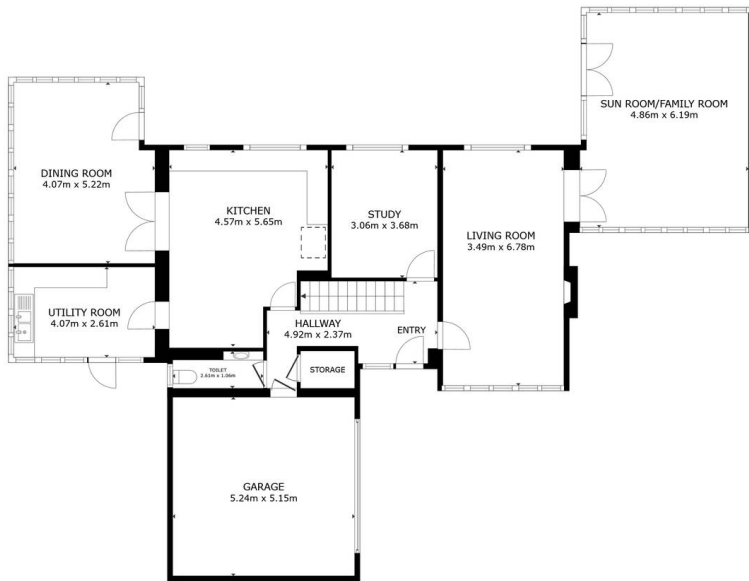
OFFERS

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.

PROPERTY MISDESCRIPTION ACT INFORMATION

Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate, prepared on the basis of information provided by our clients. Nevertheless, the internal photographs may have been taken using a wide-angle lens. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. We have not tested any service or appliance. 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. Prospective purchasers should make their own enquiries - no warranty is given or implied.



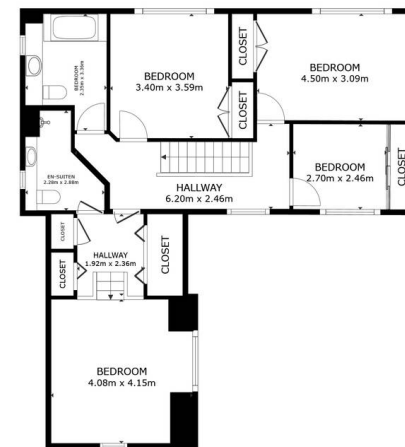


FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 141.4 m² FLOOR 2 99.7 m²
 EXCLUDED AREAS - GARAGE 27.0 m²
 TOTAL : 331.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 141.4 m² FLOOR 2 99.7 m²
 EXCLUDED AREAS - GARAGE 27.0 m²
 TOTAL : 331.0 m²

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RE/MAX Property

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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.