





Incredible 5/6 Bedroom Detached Family Home!

Niall McCabe & RE/MAX Property are delighted to present to the market this luxurious and expansive 5/6-bedroom extended detached CALA Home, nestled in the highly sought-after Albyn Drive, Murieston. Showcasing exceptional, bespoke interiors and finishes, an expansive floorplan, and professionally landscaped gardens, this extraordinary residence is a 'once-in-a-lifetime' home, certain to captivate discerning buyers.

Murieston is a popular residential area that retains its unique village atmosphere, whilst remaining within easy reach of the excellent amenities that Livingston has to offer. There is a local shop, dentist and health centre 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 available locally. Commuter links are great from this area, via the local Livingston South railway station, offering rail links to both Edinburgh and Glasgow. Edinburgh airport is also 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.

Freehold

Council tax band G

Factor Fees – None

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.

Formal Lounge

21' 7" x 13' 1" (6.57m x 3.99m)

This breath-taking formal lounge exudes elegance, featuring dual-aspect windows that bathe the space in light, luscious carpeting for ultimate comfort, and a stunning panelled feature wall. A beautiful living flame fire serves as the room's captivating focal point, creating a warm and inviting atmosphere.

Kitchen/Family/Diner

29' 6" x 17' 7" (8.99m x 5.35m)

This stunning open-plan kitchen and family room is designed for both style and functionality. It features a spacious kitchen area with built-in appliances, a central island, and a breakfast bar for casual dining. A cozy family seating section and an elegant formal dining area provide perfect spaces for relaxation and entertaining. The double-height ceilings with Velux windows flood the room with natural light, while bi-fold doors open onto the garden, seamlessly connecting indoor and outdoor living. Practical yet chic tiled floors complete the look, making this space ideal for modern family life.

Utility Room

11' 8" x 9' 3" (3.55m x 2.82m)

Handy dual utility space located off the internal hallway, you find ample room for additional cooking & laundry appliances, as well as pantry styled storage. From here you can access the side gardens and access pathway.

Internal Hallway

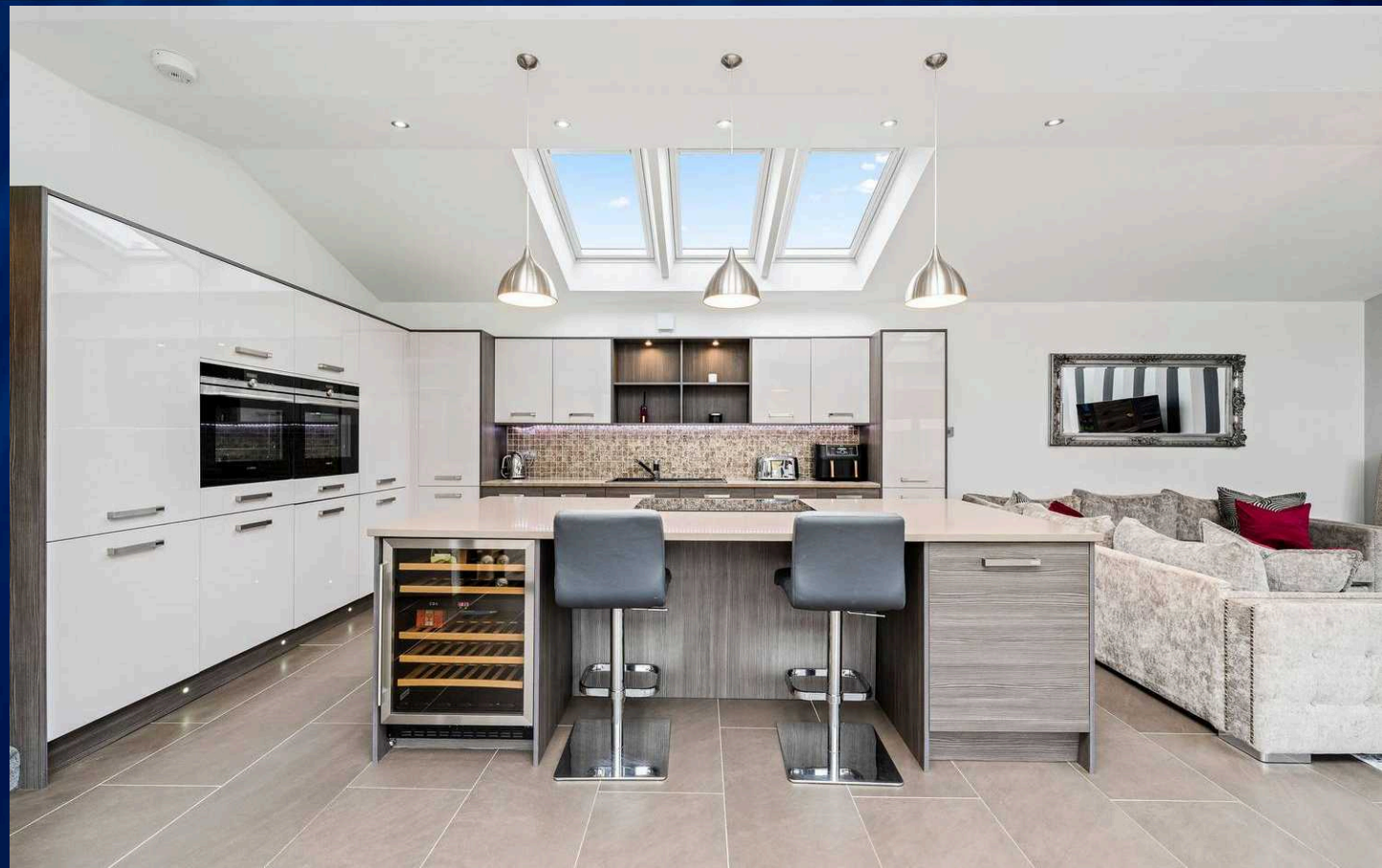
17' 9" x 6' 11" (5.40m x 2.11m)

Handy & freshly styled internal hallway boasts contemporary finishing, access to all rear accommodation and plush carpeting underfoot.

W.C

9' 3" x 4' 6" (2.82m x 1.37m)

Beautifully re-styled cloakroom – which comprises of modern wash hand basin and W.C, along with stunning tiling and wall coverings.



Bedroom 5/Playroom

12' 7" x 10' 6" (3.83m x 3.19m)

Utilized as a play room, this is a pretty space that enjoys plush carpeted flooring, and overlooks the landscaped rear gardens. The room would make an impressive formal dining space, 5th bedroom or a music room!

Bedroom 6/Office

10' 6" x 10' 4" (3.21m x 3.16m)

Perfectly positioned at the front of the property, with views over the front gardens – this home office is an ideal spot. It could be used as a 6th double bedroom, study space or cosy snug – showing the true versatility of this property.

Bedroom 1

16' 0" x 11' 9" (4.87m x 3.58m)

Bedroom 1 is an exquisite master suite designed for relaxation, finished in soothing creamy hues with plush carpeting. It boasts an impressive custom walk-in wardrobe and convenient access to a luxurious en-suite, creating a perfect private retreat.

En-Suite

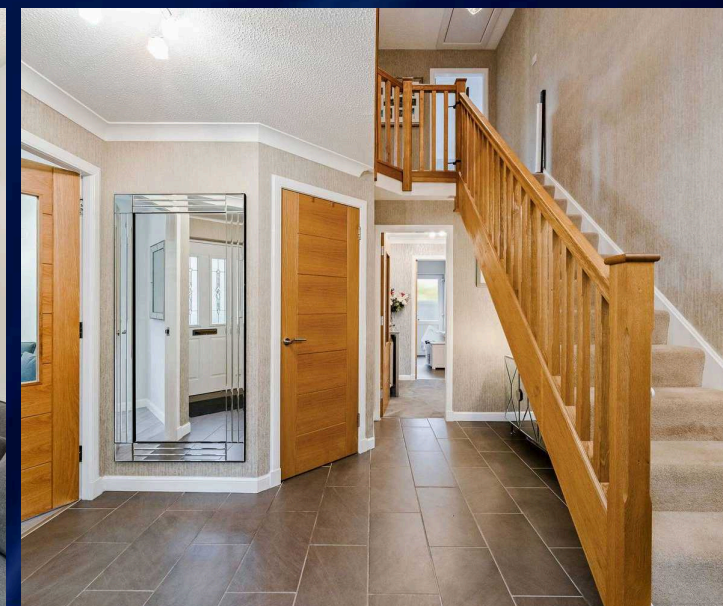
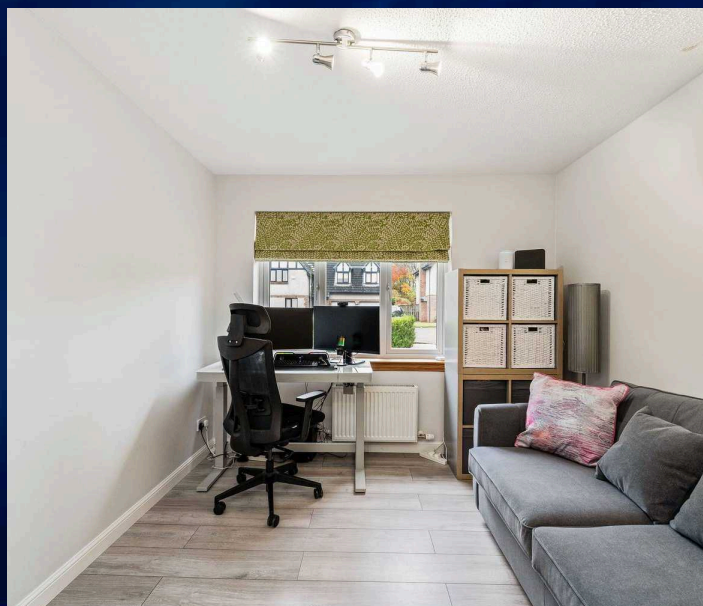
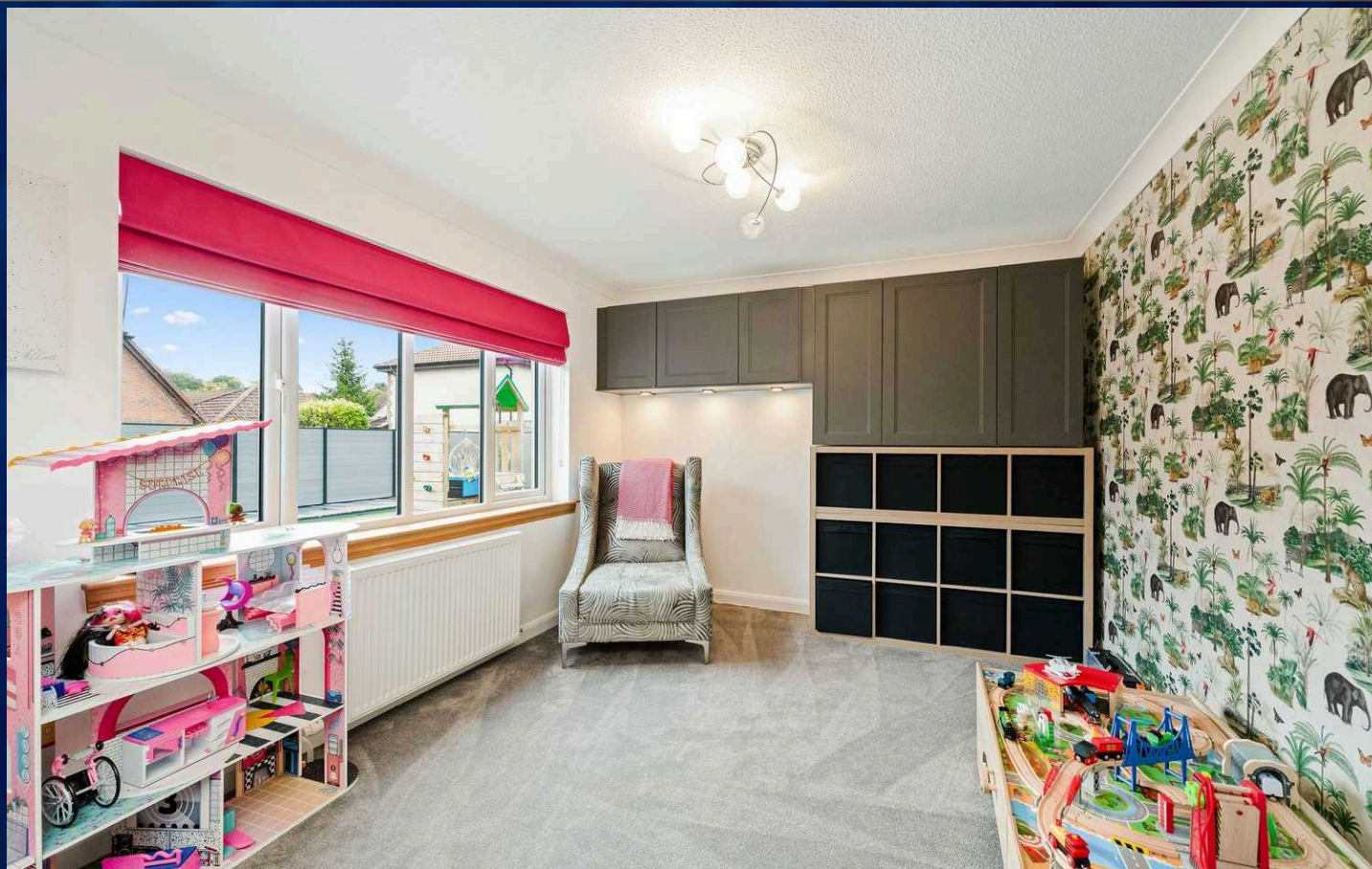
14' 0" x 8' 7" (4.26m x 2.61m)

This impressive 4-piece en-suite bathroom offers a luxurious escape, featuring a spa shower, a spacious bathtub, and a sleek wash hand basin sunk into a stylish vanity alongside a W.C. Fully tiled floors and walls in a calming, elegant colour tones complete this serene retreat.

Bedroom 2

11' 11" x 13' 2" (3.62m x 4.01m)

Bedroom 2 is a spacious king-sized room, beautifully decorated in soft pink tones, featuring custom-fitted wardrobes and elegant central lighting for a charming and cozy feel.



Bedroom 3

12' 0" x 8' 3" (3.66m x 2.52m)

Bedroom 3 is a generously sized double with stylish decor, overlooking the rear garden. It features ample power points and a central light design, blending comfort with a modern flair.

Bedroom 4

10' 7" x 8' 8" (3.23m x 2.65m)

Bedroom 4 is a spacious double guest room, styled in serene cream tones for a peaceful and welcoming atmosphere.

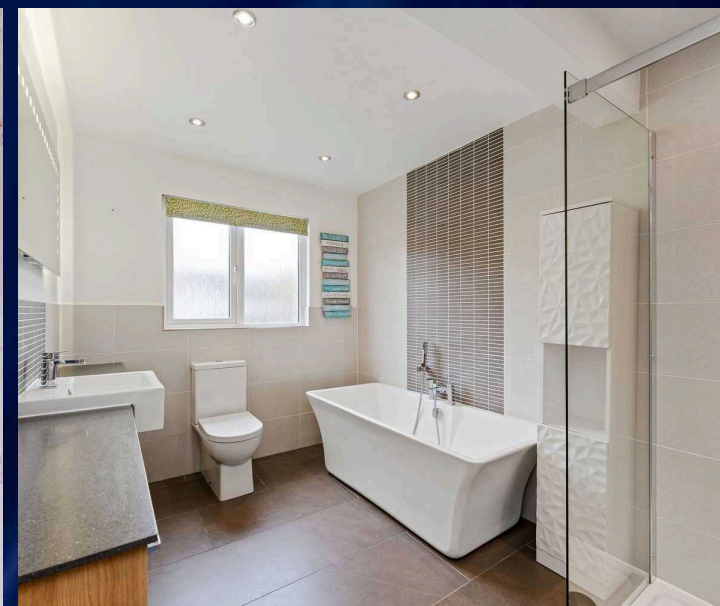
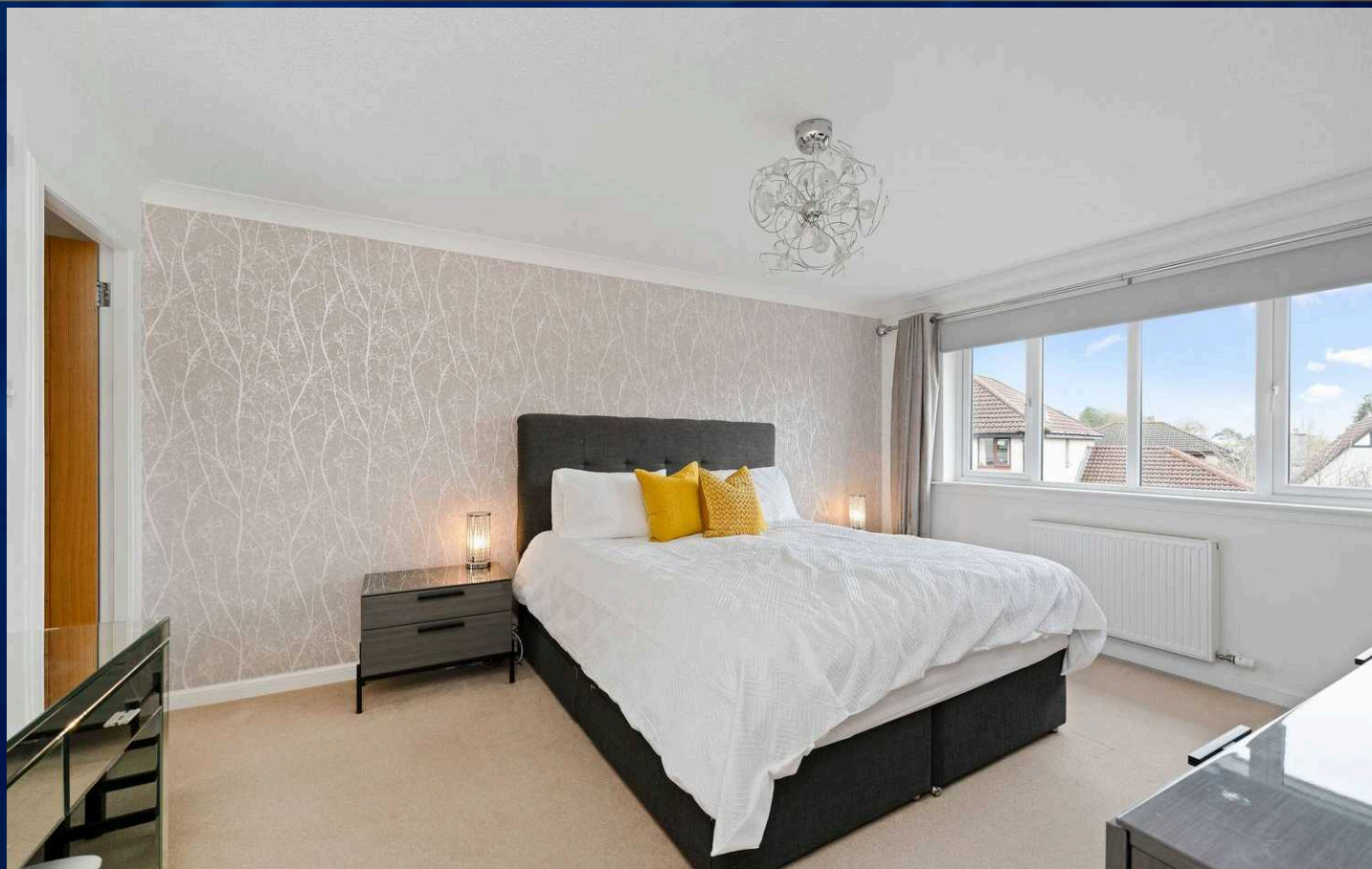
Family Bathroom

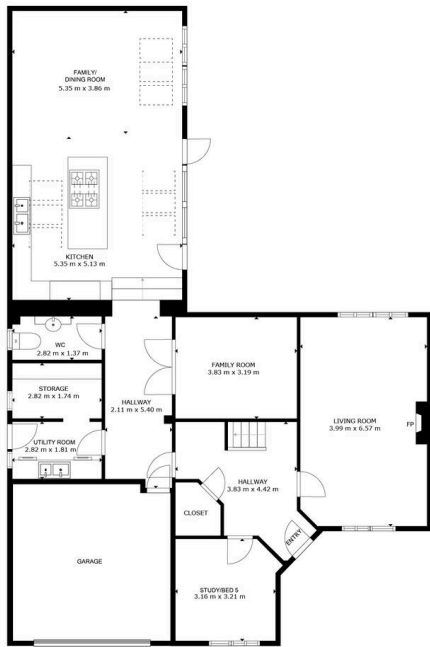
14' 0" x 7' 4" (4.26m x 2.24m)

This bespoke 4-piece family bathroom is a showstopper, boasting an impressive freestanding bathtub, a spacious shower enclosure, a striking feature mirror, a sleek wash hand basin, and a W.C. Impeccable tiling and a front-facing glazed window add to the room's style and functionality.

Exterior

The amazing front and rear gardens offer beauty and functionality. The professionally landscaped rear garden showcases a lush, turfed lawn surrounded by four elegant composite-decked terraces, perfect for soaking up the sun. At the front, a spacious multi-car driveway provides ample parking, with access to both sides of the garden. A large lawn bordered by manicured shrubbery adds curb appeal, and there's convenient entry to the integral double garage.

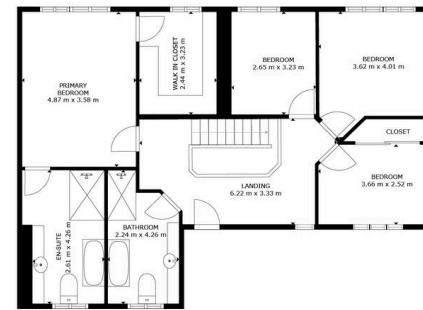




FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 145 m² FLOOR 2: 101 m²
 TOTAL: 246 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 145 m² FLOOR 2: 101 m²
 TOTAL: 246 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

Remax Property, Remax House - EH54 6TS

07940 230896 • nmccabe@remax-scotland.net • www.remax-livingston.net



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.