



27 Torduff Walk, Murieston

Livingston

Offers Over £400,000

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Murieston, Livingston

Welcome to the "Avondale" by Bellway Homes, a stunning four-bedroom detached property built in 2021 and situated in the sought-after Murieston area. Presented in impeccable "show home" condition, this home combines contemporary style with a thoughtfully designed layout, making it ideal for modern family living.

With spacious rooms, high-quality finishes, and thoughtful upgrades by the owners, this property offers a perfect blend of elegance and functionality in one of Livingston's most popular, family-friendly neighbourhoods.

On the ground floor, you'll find a spacious living room that's perfect for family gatherings, alongside a stunning open-plan dining kitchen that stretches across the back of the home. This light-filled kitchen and dining space is ideal for entertaining and provides direct access to a landscaped rear garden, which has been upgraded with decking to create a wonderful outdoor space. A separate utility room adjacent to the kitchen offers added convenience, while the recently updated downstairs WC and elegant half-height panelling through the entrance hallway and stairway give a touch of sophistication and character to the home.



The first floor comprises four well-appointed bedrooms, including two generously sized bedrooms, both capable of comfortably hosting king-size beds. Bedrooms one and two offer the added convenience of fitted wardrobes, maximizing space and adding a touch of luxury, as well as their own private en-suite shower rooms, perfect for modern family living.

The remaining two bedrooms are also both well-proportioned, making it ideal for children or guests, and share access to a stylish family bathroom.

Torduff Walk boasts a single garage and a double driveway, providing ample off-street parking, while the seven solar panels contribute to the home's energy efficiency and reduce utility costs.

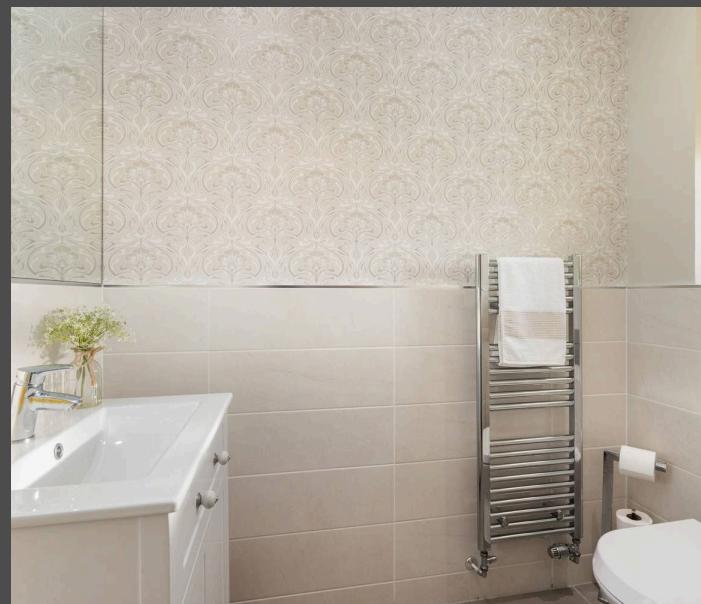


The location of this property is superb, with Livingston South Train Station just a short walk away, making commuting easy. Families will benefit from proximity to highly regarded primary and secondary schools, and the array of shops, dining, and leisure facilities at Livingston Centre is only a 10-minute drive, ensuring everything you need is close by.

This home will make the perfect fit for a growing family seeking a modern, energy-efficient home in a family-friendly neighbourhood. Don't miss the opportunity to make this remarkable property your own!



- Landscaped Garden with Decking
- Seven Solar Panels
- Close by Livingston South Train Station, Well Regarded Schooling & Livingston Centre
- WC, Two En-Suite Shower Rooms, and Family Bathroom
- Utility Room
- Double Driveway and Garage

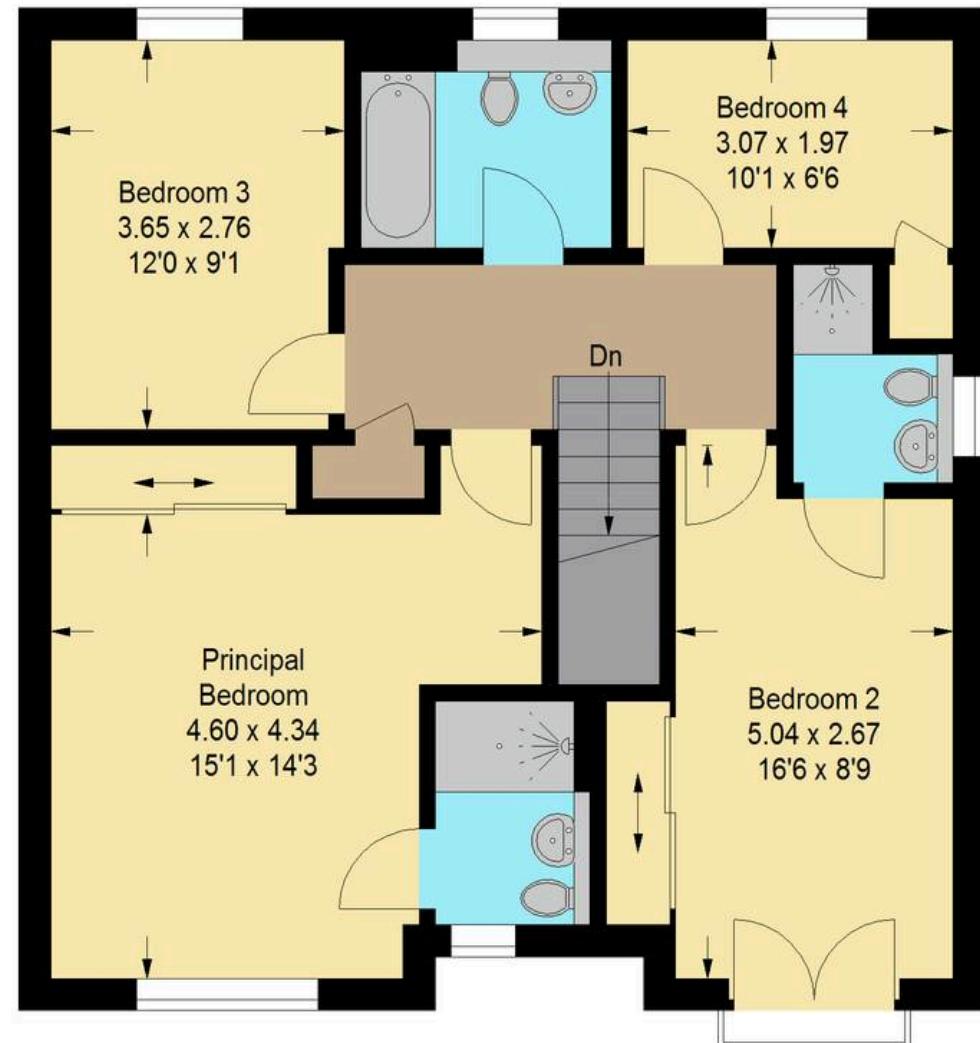
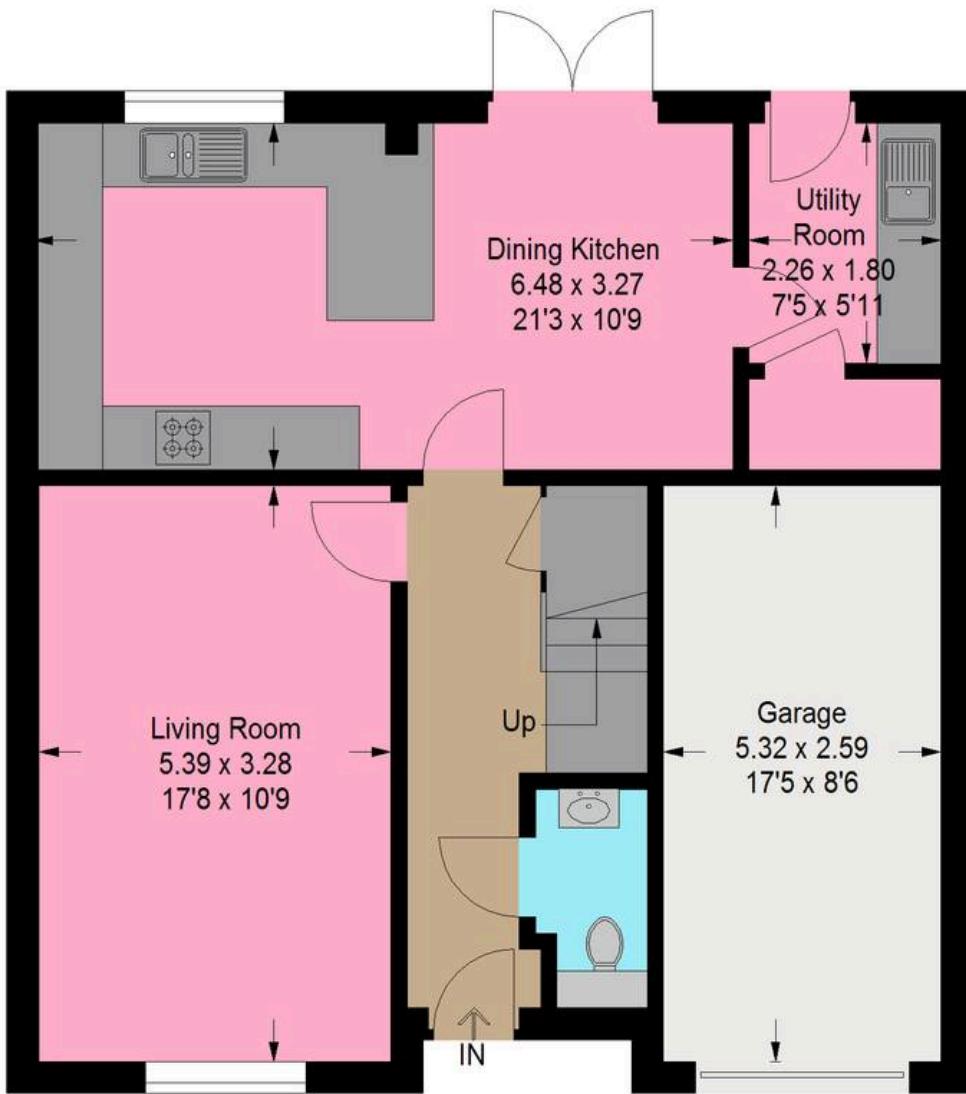




Approximate Gross Internal Area = 133.1 sq m / 1433 sq ft

Garage = 14.2 sq m / 153 sq ft

Total = 147.3 sq m / 1586 sq ft



Ground Floor

First Floor



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