



2 Fiddich Drive, Murieston

In Excess of £245,000



**RE/MAX**  
Estate



## 2 Fiddich Drive

Murieston, Livingston

Beautiful semi-detached villa in Murieston, Livingston. Well-presented with 2 bedrooms, kitchen/diner, gardens, and driveway. Gas heating, double glazing. View early to appreciate.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



### **Vestibule**

4' 10" x 4' 0" (1.47m x 1.23m)

The entrance vestibule offers a warm and inviting welcome, featuring a half-glazed PVC door that allows natural light to filter through. Spotlights illuminate the space, highlighting the practical and stylish carpeted flooring. A radiator ensures the area remains cozy, while the ample space is perfect for neatly organizing coats, jackets, and shoes, making it both functional and aesthetically pleasing.

### **Lounge**

14' 8" x 12' 11" (4.46m x 3.93m)

The lounge is a bright and spacious area, featuring a large front-facing window that fills the room with natural light. The carpeted flooring adds a touch of comfort, while the spotlight ceiling enhances the modern ambiance. A radiator ensures warmth throughout, and the excellent under-stair storage provides a practical solution for keeping the space tidy. Conveniently, the lounge offers seamless access to the kitchen-diner, vestibule, and upper level, making it a central and functional hub of the home.

### **Kitchen/Diner**

15' 3" x 9' 3" (4.64m x 2.83m)

The kitchen/diner is a bright and airy space, enhanced by two rear-facing windows and a glazed door that invite plenty of natural light. There's ample room for a dining table and chairs, making it perfect for family meals or entertaining. The space is well-lit with a combination of spotlights and a central ceiling light, while a radiator ensures year-round comfort. Fully equipped, the kitchen boasts an integrated fridge/freezer, oven, ceramic hob, extractor fan, and a composite sink with a modern mixer tap and drainer. Numerous storage cupboards provide excellent organization, and the laminate tile-effect flooring adds a practical and stylish touch. With direct access to the rear garden and lounge, this kitchen/diner is both functional and inviting.





### **Bedroom 1**

11' 10" x 9' 2" (3.60m x 2.79m)

This spacious bedroom is a bright and inviting retreat, featuring a large front-facing window that overlooks the garden, filling the room with natural light. The fresh decor enhances the airy atmosphere, while the carpeted flooring adds warmth and comfort. A central light fitting provides ample illumination, and the highlight of the room is the large walk-in style wardrobe, offering excellent storage space for clothing and accessories. This well-appointed bedroom combines style and practicality, creating a relaxing and functional space.

### **Bedroom 2**

10' 5" x 8' 0" (3.18m x 2.43m)

Bedroom two a double bedroom has been thoughtfully designed, featuring double fitted wardrobes that provide ample storage space. A rear-facing window offers a pleasant view and fills the room with natural light, complementing the fresh decor. The central light fitting ensures a well-lit atmosphere, while the carpeted flooring and radiator add warmth and comfort, making this bedroom a cozy and functional space.

### **Bathroom**

6' 11" x 6' 2" (2.10m x 1.89m)

The modern bathroom is stylishly designed, featuring fully tiled walls and durable vinyl flooring for a sleek and practical finish. It includes a bathtub with an over-bath electric power shower and a glass screen, offering both convenience and luxury. Spotlights on the ceiling provide bright and even lighting, while a large heated towel rail adds comfort and functionality. A decorative shelf adds a charming touch, and the sink with a modern mixer tap and WC complete this well-appointed space.

### **Stairs & Landing**

The stairs and landing, accessed from the lounge, are finished with carpet flooring and illuminated by modern spot lighting. The landing provides access to two bedrooms, the bathroom, and a generously sized storage cupboard. Additionally, it offers the benefit of a floored attic, complete with lighting and a convenient Ramsay ladder, providing excellent extra storage space. This functional and well-lit area ensures seamless navigation throughout the house.





### **FRONT GARDEN**

The front garden is primarily laid to lawn, creating a fresh and welcoming appearance that enhances the property's curb appeal. A neatly paved pathway leads to the front door, adding both practicality and charm to the entrance of the home. This well-maintained space provides an inviting first impression.

### **REAR GARDEN**

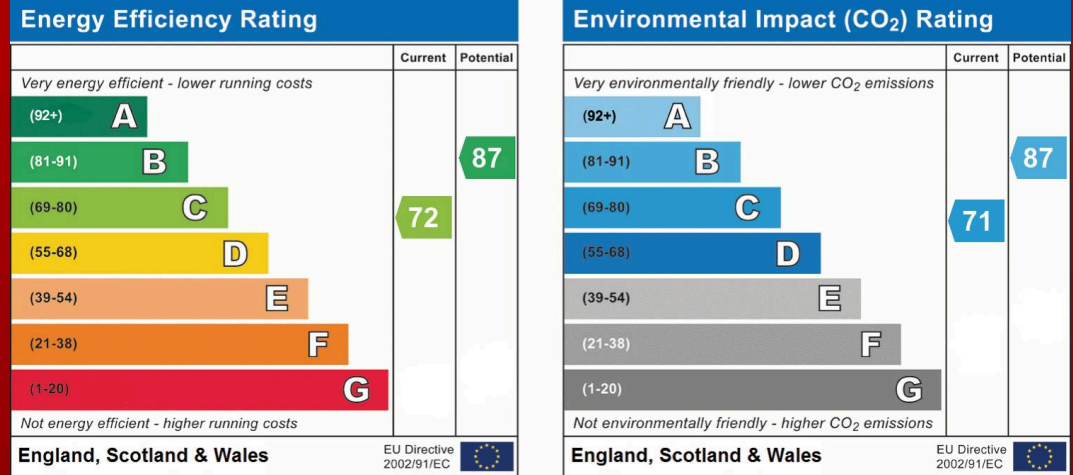
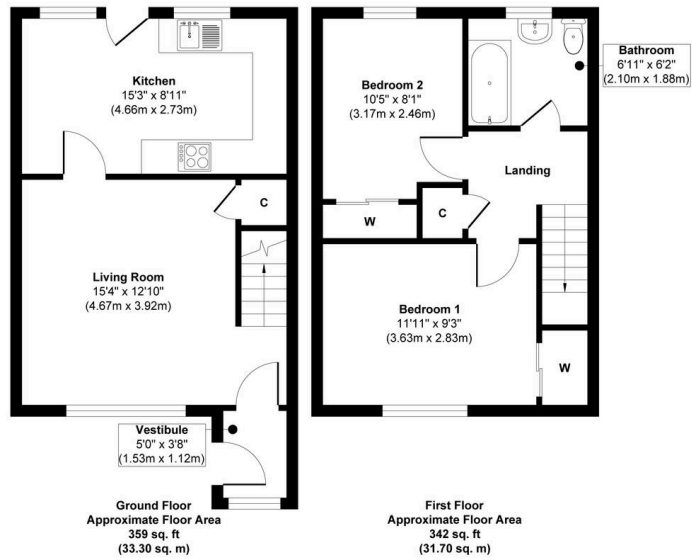
The rear garden is a delightful, fully enclosed space offering both privacy and charm. It features a side gate for easy access, a lovely patio area perfect for outdoor seating, and a well-maintained lawn bordered by mature shrubs and trees. Paving leads to the rear door and continues around the side of the property, ensuring practicality and ease of movement. The garden is further enhanced by an outdoor water tap and exterior lighting, making it a versatile and enjoyable outdoor space for day or evening use.

### **GARDEN**

The side of the property boasts a generously sized, fully enclosed garden designed for low maintenance. It features a combination of paving and neat chipping stones, providing a clean and practical outdoor area. As part of the sale, a shed will be fitted, adding valuable storage space and enhancing the functionality of this versatile garden.



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