





An exceptional four bedroom Miller built home, ideal for a growing family. Located in the highly desirable East Cairn View area in Murieston, this modern property is situated within a reputable school catchment zone and offers the perfect blend of style, comfort, and practicality. Beautifully maintained and ready to move into, this spacious home combines contemporary living with family friendly features, making it a standout choice for buyers seeking quality, location, and convenience. Lorna MacDonald and RE/MAX Property, are delighted to present this wonderful home 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 & Approach**

The inviting entrance features a well maintained lawn alongside a monoblock-finished driveway, offering ample space for multiple vehicles and leading directly to the garage. A paved path provides convenient access to the rear garden.

#### **Entrance Hallway**

A part glazed wooden door, complemented by an adjacent window, welcomes you into this bright and inviting vestibule, allowing natural light to flow in. The space features fresh white painted walls and stylish Porcelanosa flooring, creating a modern and airy feel. Two ceiling lights, power points, a smoke detector, and a radiator add both functionality and comfort.

#### **Lounge**

12' 6" x 9' 11" (3.82m x 3.02m)

This superb room has been painted with white tones to the walls and wood LVT laminate to the floor. A bay window to the front allows lots of natural light into the room, being further enhanced by a ceiling light. Two radiators, a smoke detector and power points are provided.

### Open Plan Kitchen Diner

9' 3" x 26' 9" (2.81m x 8.16m)

This spacious, open plan room offers a modern design, featuring wall and floor units finished with white fronts, complemented by coordinating wood laminate work surfaces and upstands. The room is tastefully decorated with white walls and Porcelanosa flooring. The kitchen is equipped with a range of built in appliances, including an eye level oven, microwave oven, a four ring gas hob, a stainless steel extractor hood, a built in fridge freezer, a dishwasher, and a stainless steel extractor hood, all included in the sale. The sink comprises a one and a half stainless steel sink with drainer and mixer tap. Natural light floods in through the two windows and french doors leading out to the garden and rear of the property. There is room for a dedicated dining area. Also included are downlights, two radiators, a heat detector, an extractor fan, and power points.

### Utility Room

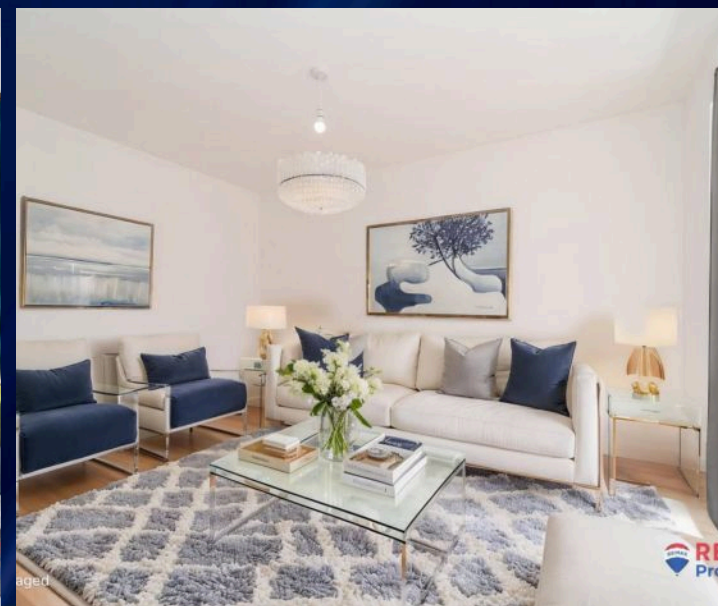
4' 2" x 5' 5" (1.26m x 1.65m)

The utility room offers a practical space, featuring white painted walls and continued Porcelanosa flooring. It includes ample storage with a floor unit, finished with a matching white front and complemented by a wood laminate work surface and up stands. There is a built in cupboard providing further storage space. The room has an under counter washing machine, which will be included in the sale. The utility area is completed with an extractor fan, a ceiling light, a radiator and power points, ensuring the room is both functional and well equipped.

### Living Level Toilet

5' 10" x 4' 9" (1.77m x 1.45m)

This stylish room, perfect for versatile living, features white painted walls and the flooring is laid with continued Porcelanosa flooring. The suite includes a close coupled toilet and a pedestal sink. A ceiling light provides 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 staircase, where carpeted stairs and landing meet white painted walls. The area is well lit by a ceiling light and is equipped with a smoke detector, power points and an attic hatch.

### **Primary Bedroom**

9' 4" x 12' 10" (2.85m x 3.91m)

This delightful room features white painted walls and cosy carpeted flooring. It boasts two integrated wardrobes in a dressing area, offering generous hanging and shelving space. The room is bathed in natural light from two windows to the front of the property, further enhanced by two ceiling lights. The space provides a radiator and power points.

### **En-Suite Shower**

4' 0" x 8' 8" (1.23m x 2.63m)

This shower room is neutrally decorated with half tiled and white painted walls, complemented by vinyl flooring. The suite includes a close coupled toilet, a pedestal sink and a tiled shower unit with a mains shower. A ceiling light provides ample lighting, enhanced by the window to the side. A radiator and an extractor fan ensure the room remains comfortable and well ventilated.

### **Bedroom Two**

13' 0" x 9' 11" (3.95m x 3.03m)

This charming room features fresh white painted walls and carpeted flooring, creating a warm and inviting atmosphere. An integrated cupboard offers ample storage space. A window at the front 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.

### **Bedroom Three**

9' 10" x 10' 0" (2.99m x 3.05m)

This lovely room has been finished with neutral walls and carpet to the floor. The window to the rear of the property allows in natural light and is further complemented by a ceiling light. Power points and a radiator are also provided.

#### Bedroom Four

13' 6" x 8' 1" (4.12m x 2.46m)

This final bedroom has been finished with white walls and carpet to the floor. A window to the rear of the property allows in natural light. Power points, a ceiling light and a radiator are included.

#### Family Bathroom

9' 9" x 8' 0" (2.98m x 2.44m)

This modern room features a blend of light grey tiled and white painted walls, complemented by tile effect vinyl flooring. A window to the rear of the property floods the space with natural light, enhanced by a sleek ceiling light. The suite includes a mains powered shower in an enclosed cubicle, a bathtub, a pedestal sink, and a close coupled toilet. A radiator and an extractor fan complete this well-appointed room.

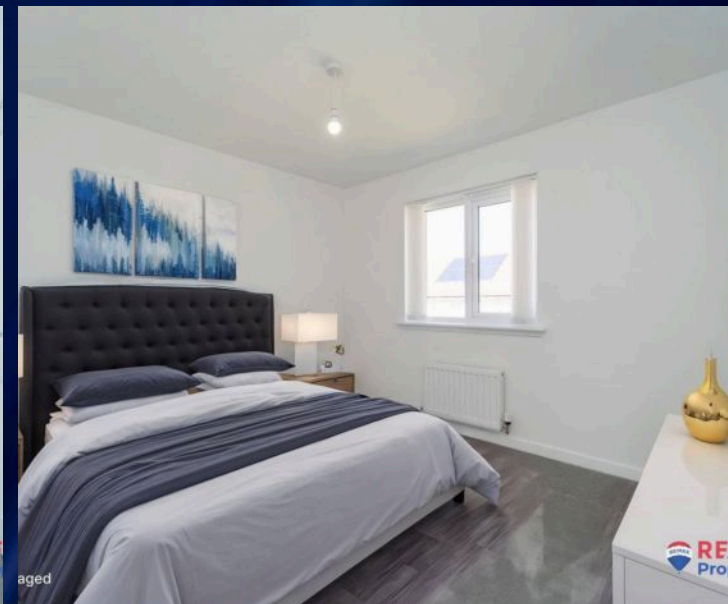
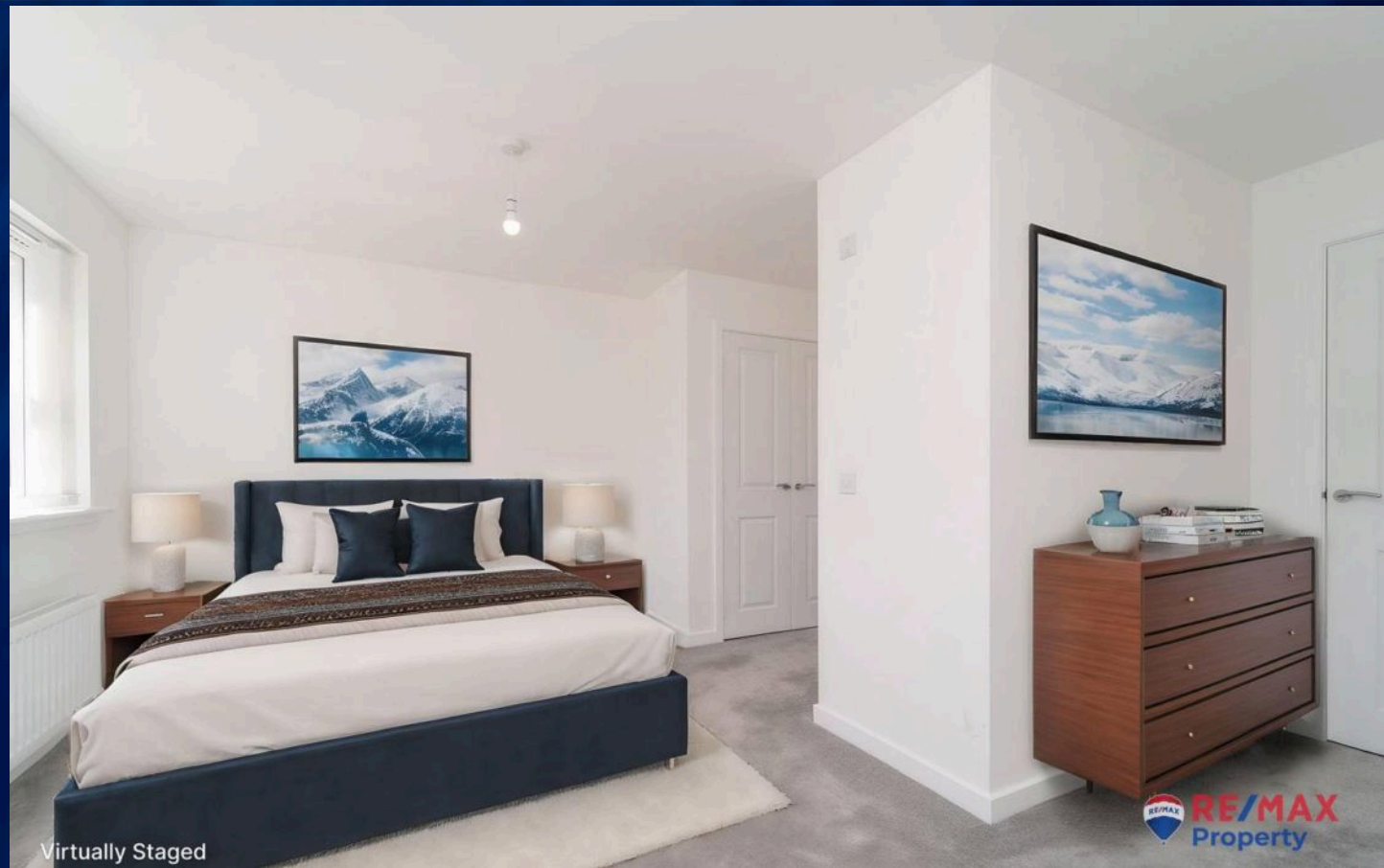
#### Garage

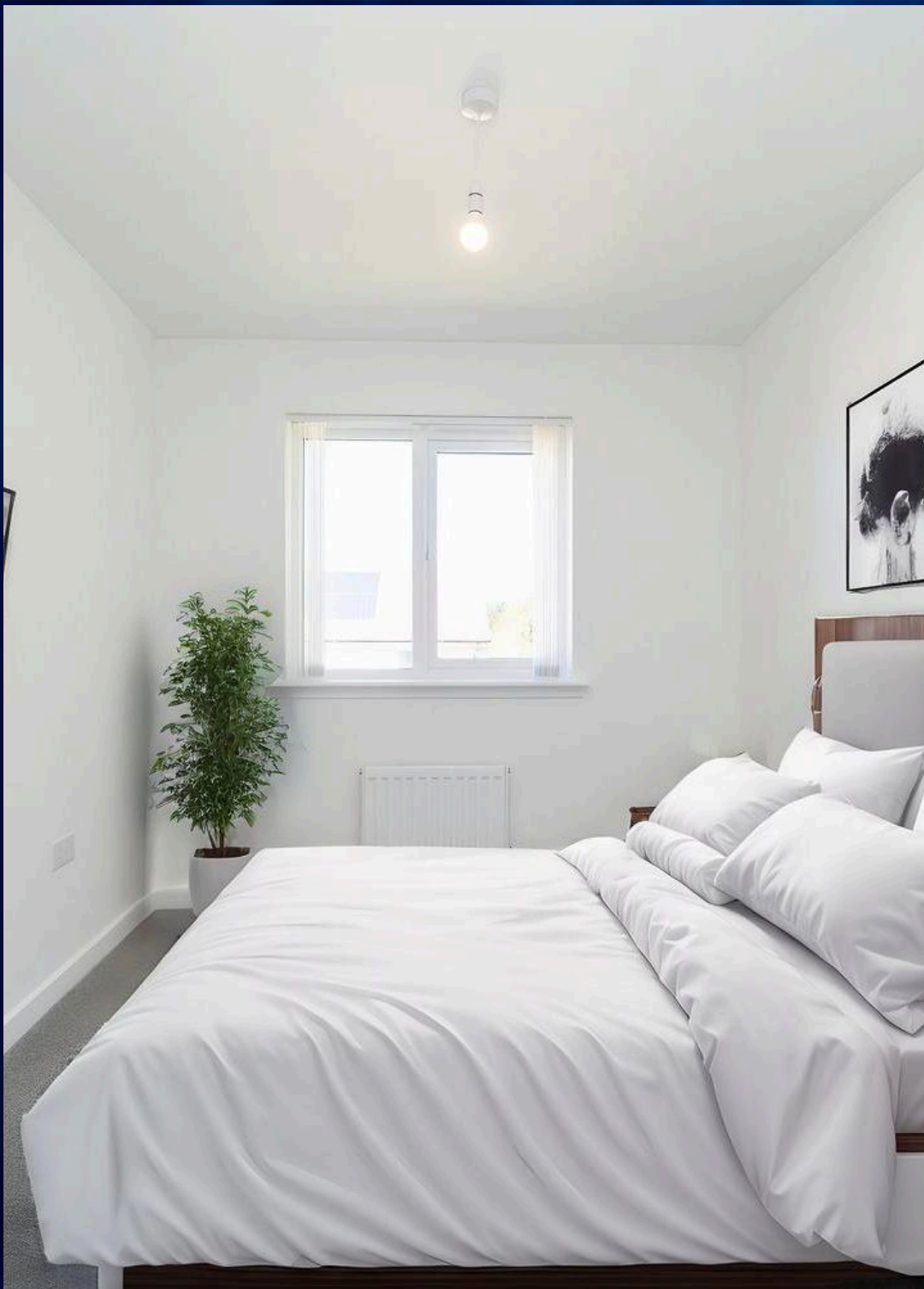
18' 10" x 8' 9" (5.73m x 2.67m)

The garage is plasterboard finished and is equipped with an up and over door. It is fully functional with power points and a ceiling light, ensuring a practical space.

#### Rear Garden

The superb garden provides a fantastic outdoor retreat. Generously sized and primarily laid to lawn, it includes a paved area near the house, perfect for outdoor seating or dining. Fully enclosed by fencing, it also features access to the front. Thoughtfully designed, this inviting space is ideal for relaxation, play, and entertaining.





#### **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.



FLOOR 1



FLOOR 2



# 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.