



31 West Cairn View, Murieston, Livingston, EH54 9FF

RE/MAX Property

An exceptional five bedroom Cala built home, perfectly designed for modern family living. Situated in the highly sought after West Cairn View area of Murieston, this impressive property lies within a reputable school catchment and offers an ideal balance of style, comfort, and practicality. Beautifully maintained and ready to move into, the home features two en-suite bedrooms, providing added luxury and convenience for family members or guests. Showcasing contemporary design paired with family friendly features throughout, this spacious home stands out for its quality and attention to detail. Lorna MacDonald and RE/MAX Property are proud to present this outstanding residence to the market, an ideal choice for buyers seeking quality, location, and comfort.

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 welcoming entrance is framed by a neatly maintained lawn and hedge, with a monoblock path leading to the front door and a driveway extending to the garage. A side gate provides convenient access to the rear garden.

Entrance Vestibule

A part glazed composite door, complemented by adjacent windows, welcomes you into this bright and inviting vestibule, allowing natural light to flow in. The space features fresh white painted walls and mat flooring, creating a modern and airy feel. There is a built in cupboard providing storage space. A ceiling light, power points, and a radiator add both functionality and comfort.

Hallway

You are greeted by a stylish hallway featuring white half panelled walls and contemporary Amtico lvt flooring. Recessed downlights brighten the space, while practical touches include power points, a smoke detector, and a radiator.

Lounge

5.102m x 3.620m (16'08" x 11'10")

This superb room features grey painted walls with stylish panelled sections and fitted mirrors, complemented by Amtico flooring. A front facing window floods the space with natural light, enhanced by two ceiling lights. Practical additions include a radiator, smoke detector, and power points.





Open Plan Kitchen Diner

3.547m x 7.34m (11'07" x 24'01")

This spacious, open plan room showcases a contemporary design with wall and floor units finished in sleek white gloss, complemented by coordinating grey Silestone quartz work surfaces and matching upstands. Light grey walls and continued Amtico flooring enhance the modern, airy feel.

The kitchen comes fully equipped with a range of built-in appliances, including an eye level oven, microwave, five ring gas hob with stainless steel and glass extractor hood, built-in fridge freezer, and dishwasher, all included in the sale. The worktop incorporates a one and a half bowl under mount stainless steel sink with mixer tap and integrated drainer grooves.

Natural light floods the space through a rear facing window and french doors leading to the garden, while there is ample room for a dedicated dining area. Practical features include two ceiling lights, two radiators, a heat detector, an extractor fan, and multiple power points.

Utility Room

3.570m x 1.709m (11'08" x 5'07")

The utility room provides a practical and well equipped space, featuring grey painted walls and continued flooring. It offers ample storage with a floor unit finished in white, complemented by a black laminate work surface and upstands. A built-in cupboard houses the water tank and provides additional storage, while space is available for two under counter appliances.

A stainless steel sink with drainer and mixer tap sits beneath a side window, and a half glazed composite door leads directly to the rear garden. There is also an internal door connecting the utility to the garage, enhancing convenience.

The room is completed with an extractor fan, ceiling light, radiator, and multiple power points, combining functionality with a practical, modern finish.

Living Level Toilet

2.054m x 1.514m (6'08" x 4'11")

This stylish room, perfect for versatile living, features half blue panelled and half papered walls and the flooring is continued Amtico. The suite includes a back to wall toilet and a wall hung sink. A ceiling light and window to the side provide a bright and inviting atmosphere, while a radiator and an extractor fan ensure comfort and proper ventilation.

Stairs and Landing

The décor flows seamlessly up the staircase, with carpeted stairs and an Amtico finished landing complemented by crisp white painted walls. Two cupboards provide generous storage, while recessed downlights illuminate the space. Additional practical features include a smoke detector, power points, and an attic hatch, combining style with functionality.

Primary Bedroom

4.494m x 3.626m (14'08 x 11'10")

This delightful room features grey painted walls and Amtico flooring. It boasts a large integrated wardrobe, offering generous hanging and shelving space. The room is bathed in natural light from the window to the front of the property, further enhanced by a ceiling light. The space provides a radiator and power points.

En-Suite Shower

2.288m x 2.120m (7'06" x 6'11")

This shower room is neutrally decorated with grey textured walls, complemented by Amtico lvt flooring. The suite includes a back to wall toilet, a wall hung sink and a tiled shower unit with a mains shower. Downlights provides ample lighting, enhanced by the window to the front. A chrome towel radiator and an extractor fan complete the room.

Bedroom Two

3.989m x 3.625m (13'01" x 11'10")

This charming room features green and a pink painted walls and Amtico flooring, creating an inviting atmosphere. An integrated wardrobe offers ample storage space. A window at the rear of the property allows plenty of natural light to fill the room. The space is further complemented by a ceiling light, a radiator, and power points, ensuring comfort and functionality.

En-Suite Shower

1.543m x 2.628m (5'00" x 8'07")

This tastefully decorated shower room combines style and practicality, with grey painted walls and Amtico flooring creating a fresh, modern feel. The suite features a sleek shower unit with a mains shower, framed by white tiling, alongside a wall hung sink and back to wall toilet. A side facing window fills the space with natural light, complemented by downlights. Additional features include a radiator and extractor fan, ensuring comfort and convenience.

Bedroom Three

3.214m x 3.190m (10'06" x 10'05")

This charming room features a tasteful combination of grey and blue painted walls, complemented by Amtico flooring. A front facing window fills the space with natural light, enhanced by a ceiling light. The room also includes an integrated wardrobe for convenient storage, along with a radiator and power points for added practicality.

Bedroom Four

2.885m x 3.124m (9'05" x 10'03")

This fourth double room has been finished with blue walls and Amtico to the floor. A window to the rear of the property allows in natural light. There is a built in cupboard providing practical storage. Power points, a ceiling light and a radiator are included.

Bedroom Five

2.885m x 2.196m (9'05" x 7'02")

A versatile fifth bedroom or home office, finished with blue painted walls and modern Amtico flooring. A rear facing window fills the space with natural light. The room is completed with a ceiling light, radiator, and conveniently placed power points.

Family Bathroom

2.207m x 1.995m (7'02" x 6'06")

This modern room features a blend of grey texture finished and tiled walls, complemented by Amtico flooring. A window to the side of the property floods the space with natural light, enhanced by a sleek ceiling light and downlight. The suite includes a mains powered shower in an enclosed cubicle, a bathtub, a wall hung sink, and a back to wall toilet. A chrome towel radiator and an extractor fan complete this well-appointed room.

Garage

5.326m x 3.097m (17'05" x 10'01")

The garage is plasterboard finished and is equipped with an up and over door, and has convenient internal access via the utility room. Fully equipped with power points and a ceiling light, it offers a practical and versatile space.

Rear Garden

The superb rear garden offers a wonderful private outdoor retreat. Generously proportioned and mainly laid to lawn, it features a stylish porcelain paved patio and a wooden decking area, perfect for outdoor seating or dining. A corner flower bed adds colour and character, filled with mature plants, shrubs, and trees. Fully enclosed by fencing and benefiting from gated access to the front, this thoughtfully landscaped space provides the ideal setting for relaxation, play, or 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.

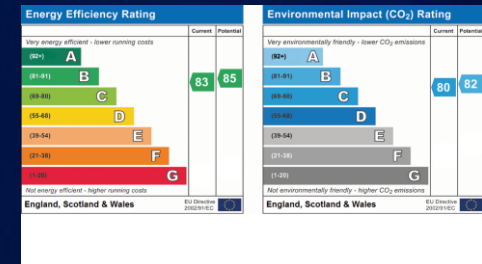
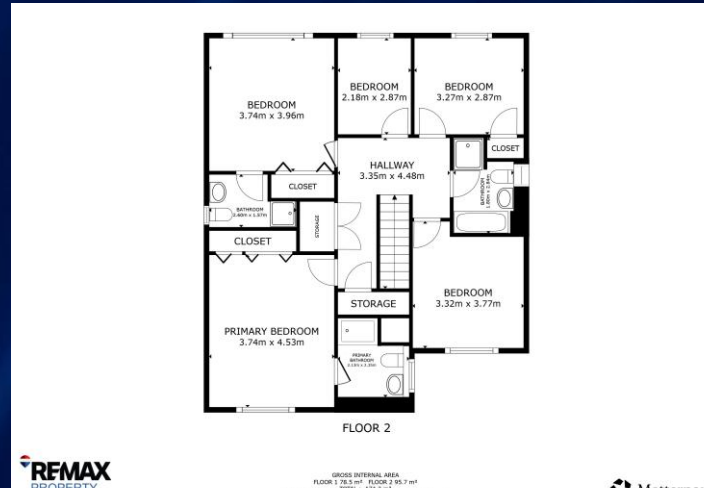
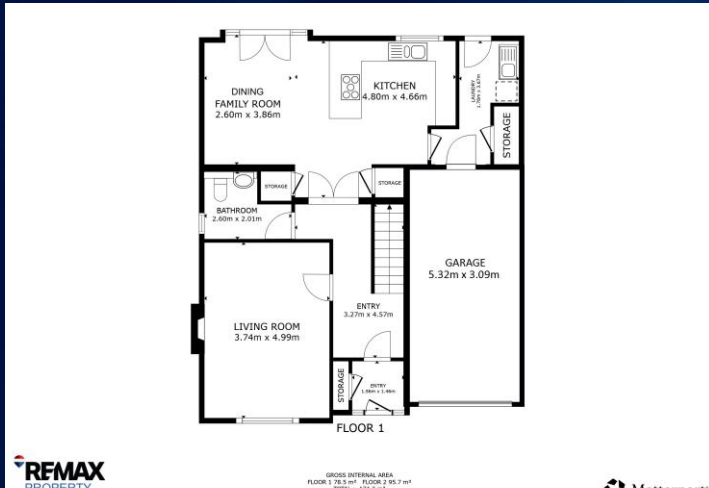
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