





Derrick Mooney & RE/MAX Property are delighted to bring to the market this beautiful four bedroom detached house with integral garage which presents an exceptional opportunity to acquire a spacious family home in a sought after location, overlooking tranquil woodland. The property is set on a very generous plot and features a large private driveway, providing ample off-road parking. Inside, the accommodation is well-proportioned and thoughtfully arranged, with a welcoming entrance hall leading to a bright and airy living room, a separate dining area, and a modern kitchen equipped with quality fittings. Four comfortable bedrooms offer flexible living arrangements for families of all sizes, while the main bathroom and additional en suite facilities ensure convenience for busy households. The property also boasts a large fully enclosed side and rear garden (perfect for relaxation or entertaining). Situated close to local amenities and reputable schools, this home combines peaceful surroundings with excellent access to every-day essentials. Immaculately presented throughout, it is ideal for buyers seeking comfort, privacy, and a wonderful sense of space.

Council Tax band: E

Murieston retains a unique village atmosphere, whilst remaining within easy reach of the excellent amenities that Livingston has to offer. There are a few shops locally 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 multi-screen cinema, leisure pool and further sports facilities available locally. Commuter links are excellent 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. There are an abundance of walks immediately on your doorstep.

Lounge

17' 2" x 11' 9" (5.24m x 3.59m)

A beautifully presented room featuring a soft carpet, complemented by neutral décor that creates a calm and inviting atmosphere. A front-facing window allows natural light to flood the space while offering pleasant views over the front garden.

Kitchen Dining Room

15' 3" x 11' 1" (4.65m x 3.39m)

A spacious modern kitchen fitted with an extensive range of high-gloss wall and base units, providing excellent storage and worktop space. The kitchen features a stainless steel sink with mixer tap, oven, combi microwave and electric hob, along with two useful internal cupboards. An external door leads directly to the fully enclosed, generous rear garden, while an internal door provides access to the adjoining dining room.

Dining Room

12' 3" x 11' 2" (3.74m x 3.40m)

A generous sized versatile dining room offering flexibility to be used as a second reception room or an additional bedroom if required.

WC

6' 9" x 2' 7" (2.07m x 0.80m)

A well-appointed downstairs WC featuring a modern vanity unit with integrated basin, toilet and stylish mixer tap.

Primary Bedroom

16' 6" x 11' 4" (5.02m x 3.46m)

A beautiful spacious primary bedroom boasting double internal mirrored wardrobes, a large window with views over the front garden, and access to a private en-suite.



En-Suite

8' 2" x 4' 6" (2.48m x 1.36m)

A stunning en-suite shower room boasting a rainfall shower with separate hand-held shower, heated towel radiator, contemporary vanity unit with basin and mixer tap, and WC.

Double Bedroom

11' 9" x 10' 2" (3.59m x 3.10m)

Spacious double bedroom featuring laminate flooring, a double internal mirrored wardrobe offering ample storage, and a large front-facing window providing plenty of natural light with views over the front garden.

Double Bedroom

9' 3" x 8' 5" (2.82m x 2.57m)

Generously sized double bedroom featuring carpeted flooring, an internal double mirrored wardrobe providing excellent storage, and pleasant views overlooking the rear gardens and adjoining woodland, creating a bright and comfortable living space.

Family Bathroom

6' 11" x 6' 2" (2.10m x 1.87m)

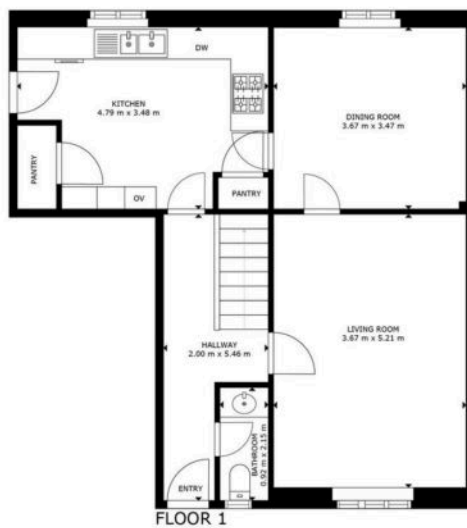
Stylish bathroom fitted with a panelled bath and overhead Mira shower, complementary wall tiling, WC, and a contemporary vanity unit with inset basin and tap.

Bedroom/Office

9' 1" x 8' 3" (2.78m x 2.51m)

Versatile bedroom or home office featuring laminate flooring, neutral décor, an internal double mirrored wardrobe providing useful storage, and a window overlooking the rear garden and adjoining woodland.





GROSS INTERNAL AREA
FLOOR 1: 63 m², FLOOR 2: 65 m²
TOTAL: 128 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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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.

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