



3 Murieston Court, Murieston

Offers Over £475,000

3 Murieston Court

Murieston

Set within Murieston, one of Livingston's most desirable and consistently sought after addresses. This outstanding detached bungalow offers generous, beautifully flowing accommodation on one level, set within extensive, mature and highly private grounds. Having been lovingly owned and maintained by the same family for 34 years, the home presents a rare opportunity to acquire a property of both quality and longevity in such a prime setting. From the outset, the home delivers both presence and practicality with a substantial in and out driveway, a rare and valuable feature that allows effortless entry and exit without the need to turn, along with the added benefit of a detached double garage.

Stepping through the front door into the welcoming central hallway, the quality of presentation is immediately apparent. Positioned to the right, the lounge is an elegant and beautifully proportioned reception space, enhanced by a large picture window to the front which floods the room with natural light and creates a bright yet relaxing atmosphere. This is a superb setting for both entertaining and everyday living.

The hallway guides you naturally through the home's well balanced layout. Turning right, Bedroom Three sits ahead, a generous double room finished with modern hard flooring, offering flexibility as guest accommodation, a home office or additional family bedroom. To the right is a practical storage cupboard housing the boiler, while to the left you are led into the kitchen.

The kitchen forms the heart of the home and has been finished to an excellent standard, featuring high gloss neutral beige cabinetry complemented by elegant stone worktops, creating a sleek and timeless aesthetic. A rear door provides direct garden access, ideal for day to day family life.



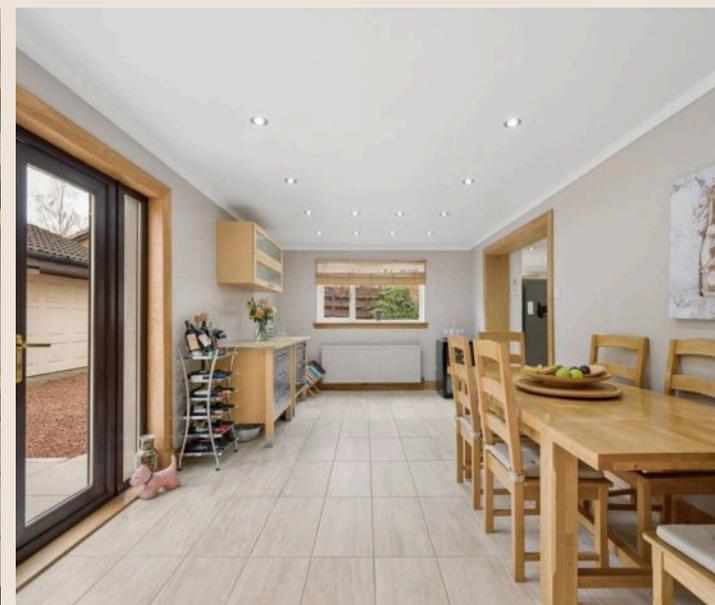
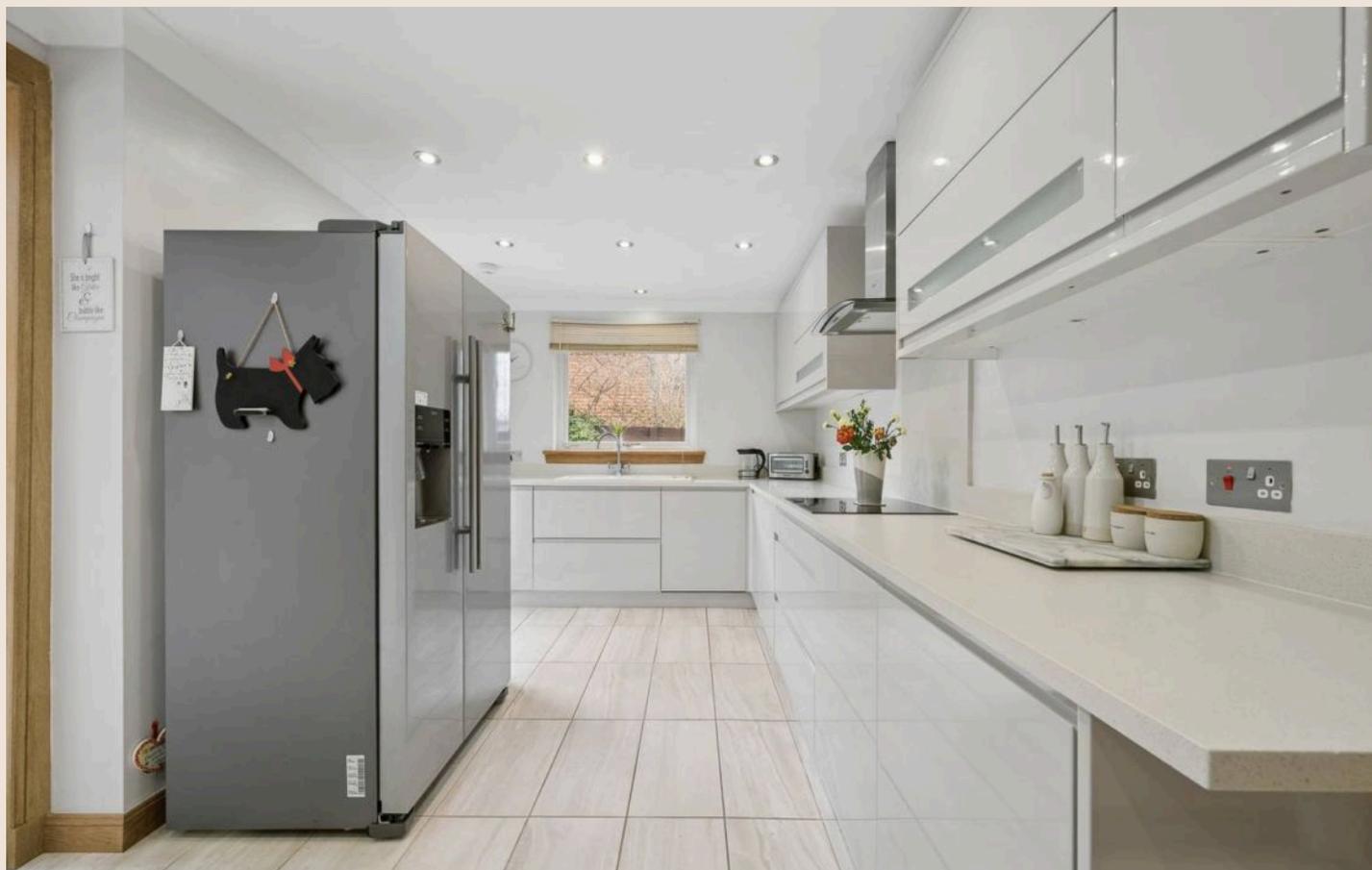
From here, the space opens seamlessly into the dining area, a thoughtfully designed extension that enhances the sense of openness and creates a wonderful setting for hosting. French doors lead directly onto the patio, effortlessly connecting indoor and outdoor living.

Beyond this lies the exceptional conservatory a standout feature of the property. With wraparound glazing and warm timber flooring underfoot, this expansive room enjoys panoramic views over the garden and an abundance of natural light throughout the day. Additional French doors open onto the patio, making it a perfect space for summer entertaining or quiet relaxation.

A particularly impressive design feature is the French door access from the conservatory into the principal suite, creating a private retreat feel. The principal bedroom is complemented by a walk in dressing area and a contemporary en-suite shower room finished in stylish grey tiling, offering a sleek and refined finish.

The home continues with two further well proportioned double bedrooms, including bedroom two with its front facing aspect and bedroom four, both presented with modern, cohesive flooring that enhances the home's clean and contemporary feel.

Completing the interior is the beautifully appointed family bathroom, finished in warm neutral tones and featuring an impressive large walk in shower, delivering a luxurious, hotel inspired space designed for modern living.



Externally, the south east facing rear garden is a true highlight, expansive, mature and thoughtfully landscaped to provide excellent privacy through established greenery. A generous patio area creates the ideal outdoor dining and entertaining space, while the lawn offers both scale and versatility. Combined with the detached double garage and rare in and out driveway, the property offers exceptional convenience as well as lifestyle appeal.

Murieston Court is one of Livingston's most sought after addresses, renowned for its exclusivity, peaceful surroundings and proximity to exceptional amenities. Residents benefit from highly regarded local schools, including Williamston Primary, Bankton Primary, Bellsquarry Primary and James Young High School, excellent transport links including Livingston South Train Station offering direct routes to Edinburgh and Glasgow, and a wealth of retail, leisure and dining options at The Centre and McArthurGlen Designer Outlet. Beautiful woodland walks, family parks and sports facilities are all within easy reach, making this location ideal for those seeking both convenience and an outstanding quality of life.

A rare opportunity to secure a premium bungalow in one of Livingston's most prestigious settings, offering space, privacy and effortless single level living at an exceptional standard.



Home Report Value- £480,000

EPC - D

Council Tax Band - F

Square Ft- 1722/ 160m2

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Driveway

2 Parking Spaces

- Spacious Four Double Bedroom Detached Bungalow
- Stunning Conservatory And Dining Extension With French Doors To Garden
- Rare In And Out Driveway With Detached Double Garage
- South East Facing Extensive Mature Private Garden
- Prime Murieston Location In Highly Desirable Livingston Area





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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