

**6 MURIELSTON WOOD  
LIVINGSTON  
EH54 9EE**



**STEWART WATT & CO.**  
RESIDENTIAL PROPERTY



A beautifully presented four bedroom, South facing house situated on a large corner plot in the much sought after residential area of Murieston, Livingston. Benefiting from well-proportioned room sizes and enjoying plenty of natural light.

VIEWING BY APPOINTMENT ONLY CALL 0131 337 9692

**OFFERS OVER £380,000**

- Large 4 bedroom, detached family home
- Large corner plot
- Fully landscaped gardens
- Spacious lounge with sliding patio doors
- Breakfasting kitchen
- Dining room /Bedroom 5
- Primary bedroom with en-suite shower
- Family bathroom plus downstairs WC
- Double garage
- GCH & double glazing





Located in a quiet, secluded and highly desirable cul-de-sac in the Murieston area of Livingston. 6 Murieston Wood is a well presented, four bedroom, detached house. Benefiting from a large, South facing, corner plot with beautifully landscaped gardens to the front, side and rear, double garage and monoblock driveway. The property hosts generously sized rooms, ample storage, recently replaced gas boiler, with contemporary doors & windows throughout. The property seamlessly blends modern living with timeless charm. Early viewing is highly recommended to fully appreciate all that is on offer with this lovely family home.

The accommodation is spread over two floors, with the ground floor comprising; a welcoming entrance hall leading to a large storage cupboard, a good sized kitchen/breakfast room, a large lounge with sliding patio doors leading to the enclosed rear garden, modern downstairs WC and separate dining room/bedroom 5. The double aspect kitchen/breakfast room benefits from modern downlights, a large double window to the front elevation of the house and a charming porthole window to the side. This light and airy kitchen provides ample space for a table and chairs and is fitted with an abundance of light wood wall and base mounted units, providing generous storage, with complementary worktops & wraparound tile splashbacks, 1 ½ stainless steel sink and drainer with mixer tap and an

integrated extractor hood. Included in the sale is an under counter fridge-freezer, the integrated dishwasher, and the free standing electric cooker and washing machine. The dining room is located to the rear of the ground floor and features a generously sized bay window, offering a charming focal point. The room comfortably accommodates a large dining table, perfect for hosting. This room could also be used as a home office or fifth bedroom. Modern, French double doors lead from the hall to the sizeable lounge with wooden floor and boasting a gas fireplace with a stylish black slate hearth & surround. The lounge has expansive glass patio doors that not only grant access to the rear garden but also flood the room with natural light. There is ample space for additional dining in the lounge area. To the end of the hallway is the downstairs WC with modern wash hand basin, black heated towel rail and chrome mixer tap.

The second floor comprises; a large storage cupboard, three-piece family bathroom, primary bedroom with en-suite shower room, two further double bedrooms and one single bedroom. The family bathroom is equipped with a tasteful combination of fixtures including WC, elegant wash hand basin and bath. The spacious primary bedroom is illuminated by a large triple window that overlooks the rear garden, while offering the convenience of a built-in wardrobe with mirrored doors and an en-suite shower room.







The en-suite consists of a WC, wash hand basin and large, walk-in electric shower. Both of the two further double bedrooms have built in closet storage and front facing windows giving the same bright and airy feel that is experienced throughout the house.

Externally, the property sits on a generously sized, South facing, corner plot, boasting well-manicured landscaped gardens with mature flower beds, bushes and trees. A monoblock driveway provides useful off-street parking for two vehicles and leads to the double garage, housing the recently replaced gas boiler, complete with remote access electric door, power and lighting with internal access to the rear garden. The rear of the property is fully enclosed, with a delightful combination of easily managed lawn & patio areas, ensuring privacy and seclusion, and perfect for alfresco dining.

The sought-after Murieston neighbourhood provides an array of convenient amenities nearby, such as a local Coop, various takeaway food options, and hair salons. Additionally, the Almondvale Shopping Centre and Livingston Designer Outlet are just a short distance away, offering a wide selection of popular retailers, dining establishments, cafes, and

supermarkets. Excellent schools are situated within the vicinity, while recreational opportunities are within easy access including Bellsquarry Woods and Murieston Valley's cycle paths, and woodland trails. There is also a choice of sporting and leisure pursuits including swimming pools, golf courses, libraries and sports centres with a multi-screen cinema situated within the shopping centre.

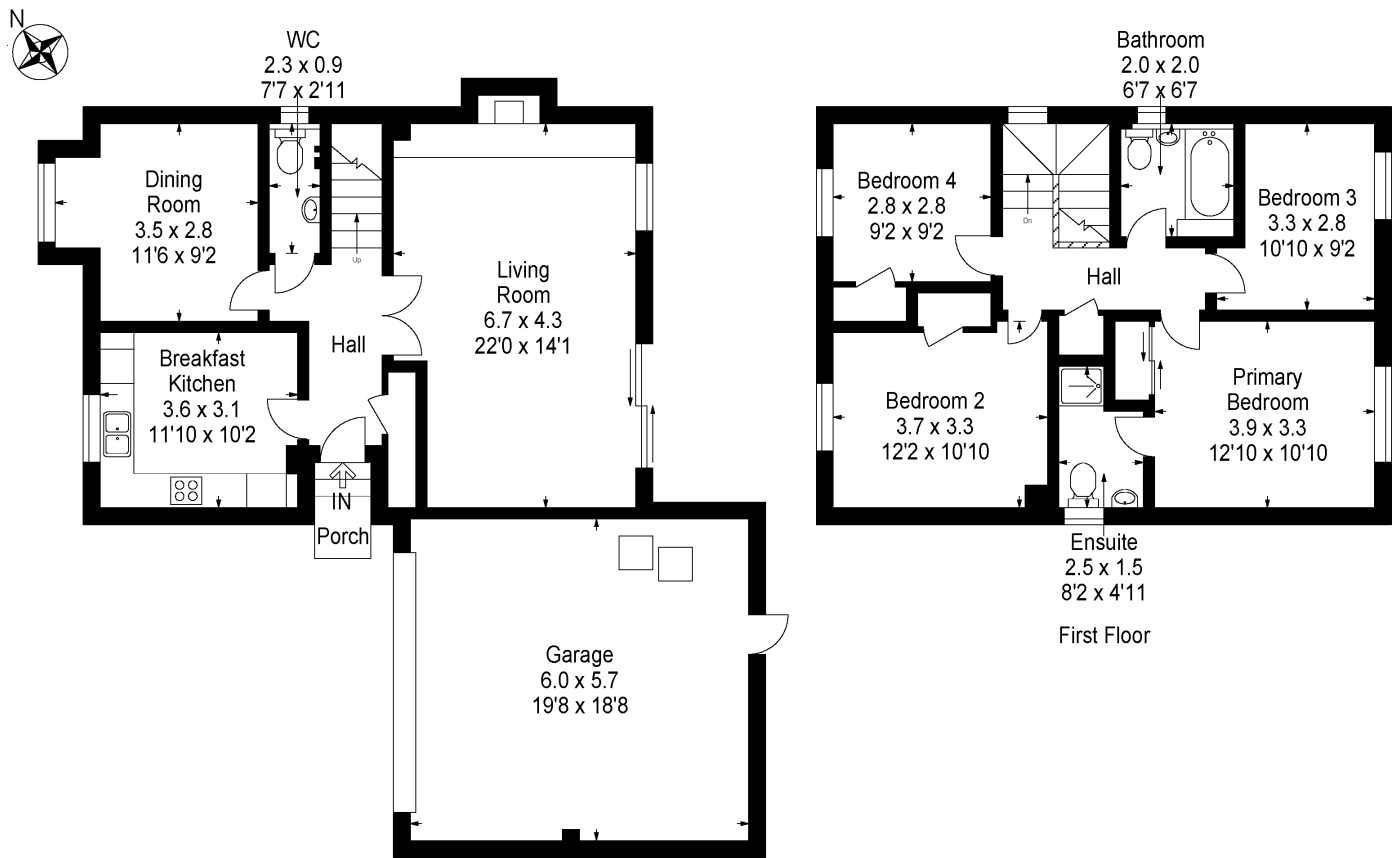
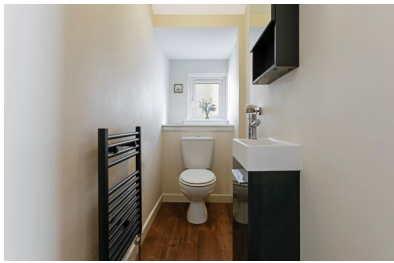
The Murieston area is well placed for those commuting daily with regular rail links to Edinburgh & Glasgow from Livingston South station, with Edinburgh International Airport just a short drive away. Alternatively, major access roads including the A71 and M8 allow for ease of travel out with the area.

**Council tax band:** F

**EPC rating:** C

**HR Value:** £390,000





Ground Floor

**VistaBee**  
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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