










Offers Over

**£410,000**

## 11 Birrell Gardens

Livingston | West Lothian | EH54 9LF

Neilsons are delighted to market this impressive four bedroom detached villa, ideal for growing families who are looking for a modern home. Set in an exclusive development in the sought after Murieston area of Livingston, the property boasts an integrated double garage and a beautifully maintained private rear garden. The property is ideally positioned for local amenities, transport links and open countryside walks.

-  4 beds
-  3 public
-  2 bathrooms
-  Private front and rear gardens
-  Internal double garage and double driveway
-  EPC Band - C
-  Council Tax Band - F



## Description

Internally, the property is presented in an excellent and true 'turn-key' condition while briefly comprising of; welcoming entrance hallway, bright and airy lounge with a bay window and gas fireplace, modern and stylish fully-fitted kitchen/diner with a range of integrated white goods, under-unit lighting, breakfast bar, ample room for a large dining table and chairs and a sizeable understairs cloak cupboard, utility room with an integrated washing machine and pantry cupboard, cosy snug allowing flexible use as a home office or kids playroom, lovely conservatory/sun room with French door access to the rear garden, two-piece W/C with a heated towel rail, landing with a linen cupboard and access to the attic space, principle double bedroom with a walk-in wardrobe and further integrated wardrobes, partially-tiled ensuite with a rainfall shower, downlights and heated towel rail, three more generously proportioned double bedrooms all with integrated storage provisions and ample space for freestanding furniture as well as different configurations, and fully-tiled family bathroom with a separate bath and shower cubicle.

The property also benefits from gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including: freestanding American-style fridge-freezer, integrated induction hob, double oven, extractor hood, dishwasher, washing machine and wine fridge, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

The property is set on a large plot offering private gardens to the front and rear. The low-maintenance front garden is laid to lawn while the beautifully maintained mature rear garden offers privacy and a peaceful outlook over woodland. The rear garden has two separate patio areas on split levels as well as a lawn area and a garden shed. There is also a double outside socket. For the car owner, there is an internal double garage as well as a double driveway with space for up to two cars. A further feature of the property is conversion of the garage to further living accommodation subject to necessary planning consent.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

Birrell Gardens is in the sought after Murieston area of the thriving town of Livingston, ideally situated for commuting to Edinburgh, Glasgow and surrounding towns and villages. There are excellent motorway and main line rail links with Livingston North Railway Station within easy reach of the property and Livingston South Railway Station within walking distance. Murieston itself boasts an array of woodland trails, country walks, cycle paths and superb local amenities. Within walking distance of the property are the well recognised Bankton House Hotel and Livingston Cricket Club. Education is well served with both primary and high schools provided locally, nearby are the highly regarded Williamston Primary School and The James Young High School. Murieston is also well served by bus services. Livingston has an excellent range of shopping and leisure facilities. There is a large indoor mall at Almondvale which plays host to the majority of High Street names and incorporates a popular designer outlet. All the larger supermarkets are represented, either within the mall itself or within the adjoining retail park. There are also numerous eateries within the immediate vicinity. Leisure options range from sports to the arts. A theatre, a multi-screen cinema, a leisure pool, several sports centres, golf courses and a country park/nature reserve are to name but a few.



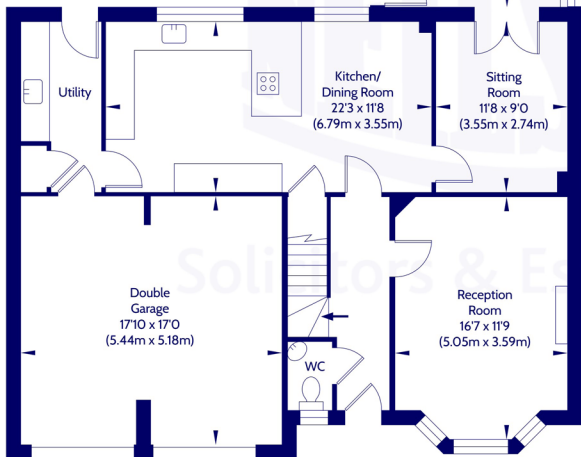
Approx. Internal Area 153.85 Sq M / 1656 Sq Ft.

Not to scale. For identification only.

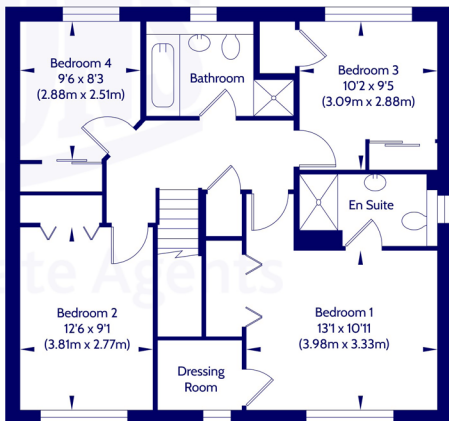
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Ground Floor



First Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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