



RALPH SAYER
SOLICITORS & ESTATE AGENTS

55 Murieston Valley

Murieston, Livingston, West Lothian, EH54 9HJ

55 Murieston Valley

Situated in Murieston, one of Livingston's most desirable areas, this detached house represents an ideal family home with five bedrooms, two reception areas in a sociable open-plan layout, a dining kitchen, and three bathrooms, plus a good-sized garden, an integral single garage, and a private driveway. The home lies close to all Livingston has to offer, including shops, schools, transport links, and beautiful open spaces.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



Property Summary

- Entrance hall with WC
- Southerly facing living room
- Dining room with garden access
- Spacious dining kitchen with breakfast bar
- Five bedrooms
- Two en-suite shower rooms
- Separate family bathroom
- Good sized garden with shed
- Integral single garage (accessed from kitchen)
- Private driveway
- Gas central heating and double glazing
- EPC Rating - TBC | Council Tax Band - TBC





This detached house represents an ideal family home with five bedrooms



Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crosssway South
Edinburgh, EH11 4EP

 **espc** CHARTERED FIRM

  

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

