










Offers Over

**£430,000**

## 2 West Kip Walk

Murieston | Livingston | EH54 9FA

A fantastic opportunity has arisen to purchase this impressive, truly stunning detached family home with a lovely open outlook, completed by Bellway in the exclusive Laurel Park development in the popular Livingston district of Murieston. The family home offers remarkable spacious and flexible accommodation with private gardens, driveway and double garage.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms & WC
- Utility Room
-  Double Garage and Driveway
-  Front, Side and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - F



## Description

The accommodation has been meticulously maintained by the present owners and is in turn-key condition with all snagging completed, upgrades made and the garden beautifully landscaped. In brief the accommodation comprises: welcoming entrance hallway, light and airy dual aspect reception room with French doors accessing rear garden, spacious open plan dining kitchen with integrated appliances and storage/pantry, bay windowed bright second family room, useful utility room and WC. Finally, the upstairs accommodation comprises; spacious upper landing with hatch to attic, well proportioned principal bedroom with mirrored fitted wardrobes and en-suite shower, three further good sized double bedrooms and family bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen which include a dishwasher, fridge/freezer, 5 burner gas hob and a double oven. There is also an integrated washer/dryer in the utility room.

## Gardens, Garage & Driveway

There is a well maintained enclosed rear garden that has been attractively landscaped with lawn and patio area. The front and side garden are mainly laid to lawn with monoblock driveway leading to the double garage and offering ample off street parking. The integral garage has power and light.

## Viewing

By appointment through Neilsons 0131 625 2222.





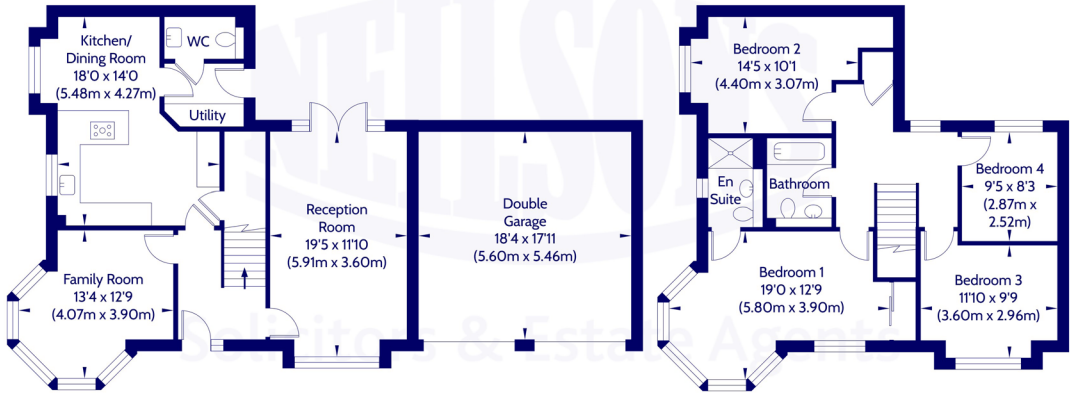
## Location

The sought after Murieston district of Livingston is well placed for those commuting daily with regular rail links to Edinburgh & Glasgow from Livingston South station, with Edinburgh International Airport a short drive away. Alternatively, major access roads including the A71 and M8 allow for ease of travel out with the area. Within the immediate vicinity there are a wide range of amenities and facilities to meet every day needs including shops and supermarkets with The Almondvale Shopping Centre and Livingston Designer Outlet just a short distance away offering a more extensive range of high-street named shops and services. Reputable schooling is available within the area and for recreation facilities the property is conveniently positioned for access to the many cycle paths and woodland trails within Murieston Valley. The area has 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.





Approx. Gross Internal Floor Area 142.48 Sq M / 1534 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

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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