










Offers Over

**£395,000**

## 4 Murieston Drive

Murieston | West Lothian | EH54 9AU

Neilsons are delighted to offer on to the market this exceptionally impressive detached bungalow which forms part of a peaceful cul-de-sac, located in the desirable Murieston area of Livingston. The property forms a generously proportioned and highly flexible family home, bordered by extensive and well-kept garden grounds.

-  4 Bedrooms
-  3 Public Rooms
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - F



## Description

Upon entering, you are greeted by the reception area which offers a dual aspect, providing views to both the front and side mature gardens. Moving through, you'll find the spacious kitchen/diner featuring a U-shaped layout, complete with fitted wall and base units, tiled splash areas, and a large pantry for added storage convenience. Adjacent to this is the conservatory, perfect for relaxing and enjoying natural light. The principal bedroom boasts a dual aspect, with French doors leading to a raised deck and garden access. This room is equipped with built-in wardrobes and an en-suite shower room for added comfort and convenience. Furthermore, a well proportioned double bedroom with a front aspect, a third generously sized double bedroom also with a front aspect, An additional single bedroom which could serve as an ideal office space, study or nursery. Completing the accommodation is a well appointed bathroom showcasing a crisp white three piece suite, vanity built in storage and separate glass cubicle with a dual rainfall thermostatic shower.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens, Garage & Driveway

The property is superbly positioned on a corner plot and enjoys a full wrap around garden. To the front is a highly decorative garden, with a pathway splitting the space and leading to the front door. The front is mostly lawn with mature shrubbery adding to the kerb appeal. To the rear is an enclosed garden space, again mostly to lawn with a slabbed patio area making this an ideal spot for outside entertaining, while allowing a safe haven for children and pets. As mentioned, and accessed from the principal bedroom is a raised deck area, an ideal quiet spot. To the other side of the property is a slabbed area with washing line. Private off street parking for multiple vehicles is to the front and leads to a generous double lock up garage.



## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

within close proximity including a Coop, takeaway and hairdressers. The Almondvale Shopping Centre and Livingston Designer Outlet are only a short distance away and offer an extensive range of high-street retailers, popular restaurants, cafes and a wide variety of supermarkets. Reputable schooling is available within the area and for recreation facilities the property is conveniently positioned for access Bellsquarry Woods and 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. The property is within walking distance to railway station and commuter links by both road and rail.

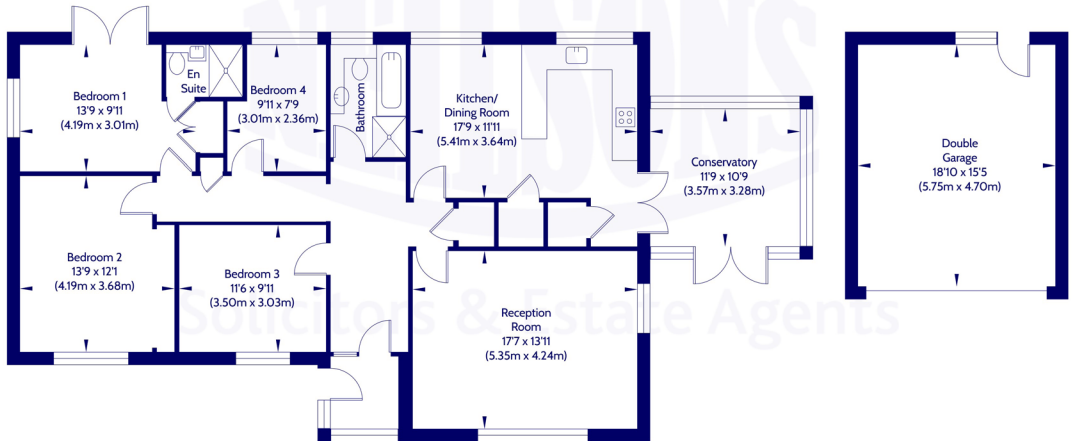


## Ground Floor

Approx. Internal Area 133.43 Sq M / 1436 Sq Ft.

Not to scale. For identification only.

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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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