



2 Murieston Wood

Murieston, Livingston, West Lothian, EH54 9EE

CALL US ON 0131 447 4747

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For price and viewing information please visit
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- Reception hall with storage.
- Cloakroom/WC.
- Attractive living room with wood burning stove.
- Patio doors to rear garden.
- Formal dining room.
- Fitted kitchen with appliances.
- Utility room.
- Study with storage.
- Upper landing with storage.
- Access to attic.
- Master bedroom with built in mirrored wardrobes & ensuite shower room.
- Two further double bedrooms with storage.
- Single bedroom with storage.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Double driveway leading to double integral garage with EV charger.
- Private garden to front.
- Enclosed child friendly gardens to side & rear.

GENERAL DESCRIPTION

A superb detached villa situated in the sought after Murieston district in the south of Livingston, an ideal commuter base due to its close proximity to the M8 and just a short journey to Edinburgh and Glasgow. There is a wide range of local amenities close at hand the property would make an ideal family home in a great location.





LOCATION

The leafy and desirable Murieston area boasts an abundance of convenient day to day amenities within close proximity including a Co-op, 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 the railway station and commuter links by both road and public transport.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, SOME LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FREESTANDING FRIDGE, DISHWASHER AND THE AUTOMATIC WASHING MACHINE AND FREEZER WITHIN THE UTILITY ROOM. THE GARDEN SHED WILL ALSO BE INCLUDED IN THE FOR SALE PRICE.

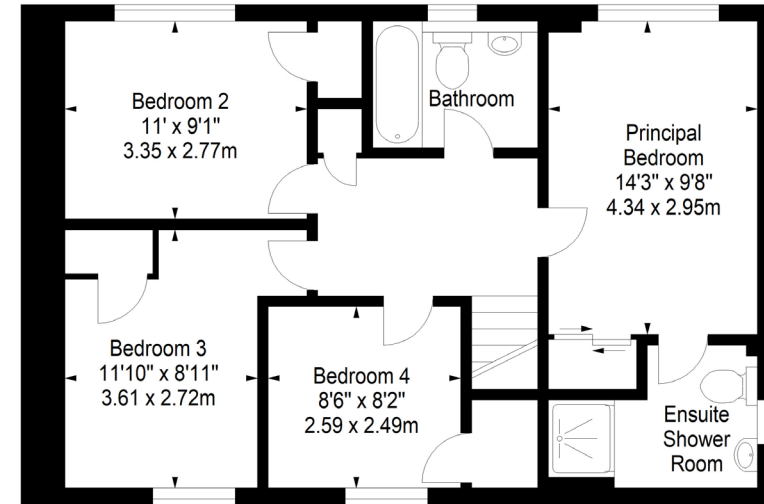
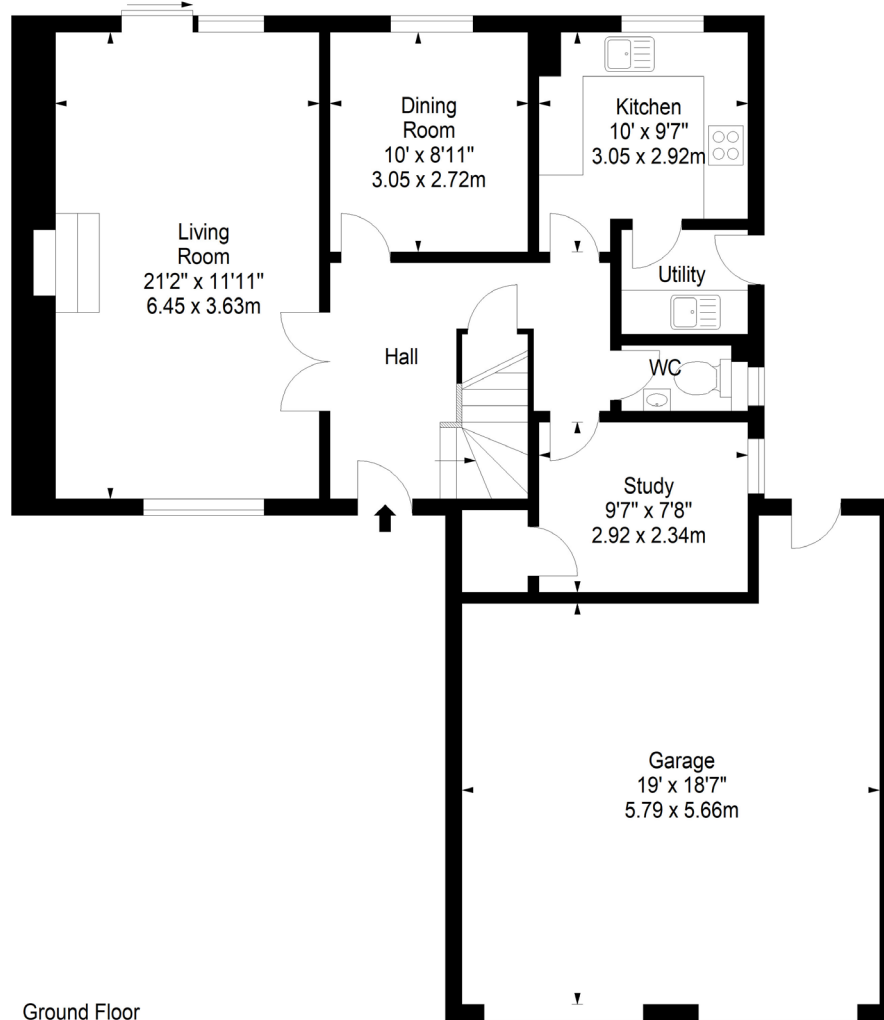


COUNCIL TAX BAND: F.
TRAIN STATION: APPROXIMATELY 1 MILES TO LIVINGSTON SOUTH TRAIN STATION.
AIRPORT: APPROXIMATELY 12 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

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Approx. Gross Internal Area
1774 Sq Ft - 164.80 Sq M
(Including Garage)
For identification only. Not to scale.
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First Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING D**

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.