



88 Murieston Valley
LIVINGSTON | LIVINGSTON | EH54 9HB


warners
solicitors & estate agents



88 Murieston Valley

LIVINGSTON | LIVINGSTON | EH54 9HB

An attractive four-bedroom detached family home situated within the popular Murieston Valley area of Livingston, offering spacious and versatile accommodation across two floors, together with excellent outdoor space and an integral garage.

The ground floor comprises a generous living room, separate family room, kitchen/dining room, utility room and downstairs WC. The family room offers flexibility as a snug, playroom, home office or additional sitting room, while the kitchen/dining area provides an ideal space for everyday family life and entertaining.

Upstairs are four well-proportioned bedrooms, including a principal bedroom with built in storage and en-suite shower room, together with a family bathroom and useful storage.

Externally, the property benefits from a private driveway, front garden and integral garage. To the rear is a fully enclosed garden with patio and lawn, providing a private and secure space for outdoor dining, entertaining and family enjoyment.

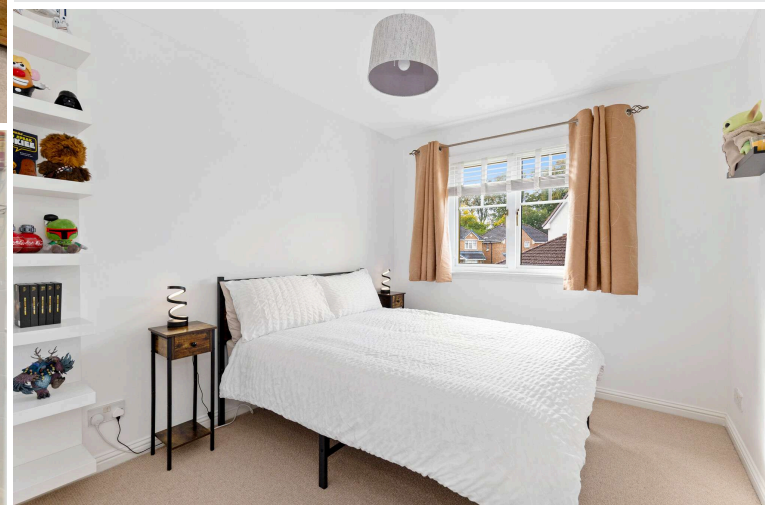
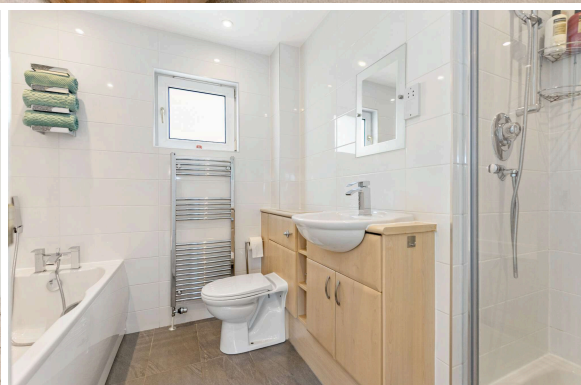
- Four bedroom detached house
- Popular Murieston Valley location
- Driveway, garage and electric charging point
- Fully enclosed rear garden with patio and lawn
- Double glazing
- Gas central heating

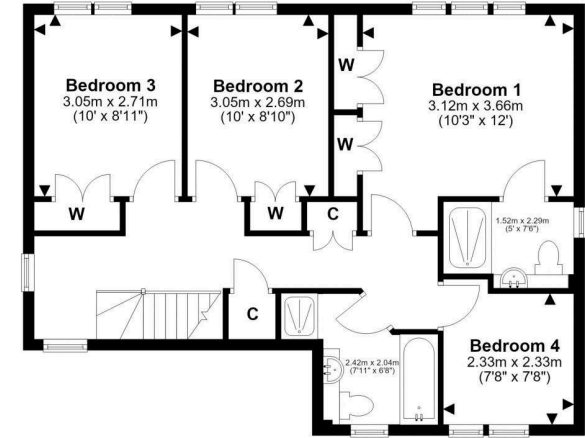
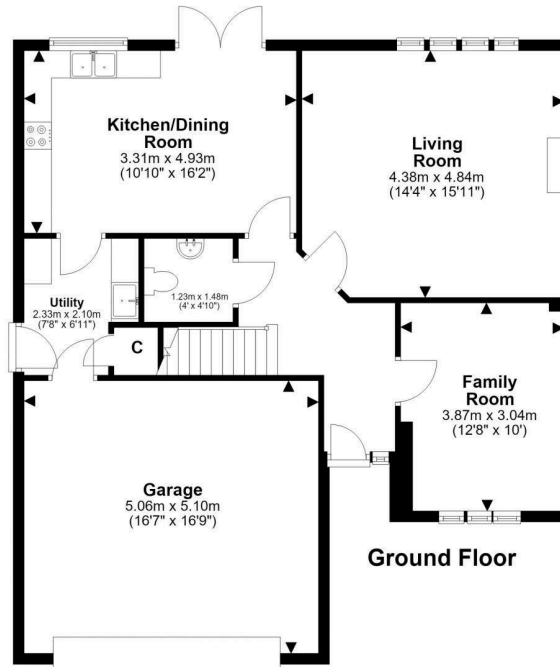
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Livingston offers a wide spectrum of opportunities to its residents and sits close to open countryside, allowing the enjoyment of many pursuits, such as walking, cycling and horse riding. For shoppers, the Almondvale Centre and Livingston Designer Outlet are ideal for browsing. Virtually every possible amenity is catered for in and around the town, including sport and leisure centres, swimming and golfing. Neighbouring Deer Park Golf and Country Club offers golf and leisure facilities, ten-pin bowling, a restaurant and bar. In addition, Beecraigs and Almondell Country Parks and the banks of the River Almond are easily accessible. Schooling at all levels is provided. Livingston sits within the central belt of Scotland and is an ideal base for commuters, having good road and rail links to Edinburgh, the Airport and Glasgow, whilst regular bus routes run nearby providing local services.

Council tax band F, EPC C. There is a charge to Greenbelt for the upkeep of the communal green areas which costs around £16 per month. Extras included in this sale will be blinds, washing machine and fridge.





First Floor



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.