



9 Murieston Valley
LIVINGSTON | MURIESTON | EH54 9HB


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Situated within the popular residential area of Murieston Valley, this attractive three-bedroom detached home offers spacious and versatile accommodation, ideal for families, professionals or those working from home.

The property opens into an entrance hallway, leading to a bright and spacious living room which flows into a separate dining room and through to a conservatory, creating an excellent space for relaxing and entertaining.

The kitchen benefits from ample worktop space and a range of floor and wall-mounted units, complemented by a separate utility room. A ground-floor WC completes the lower-level accommodation.

Upstairs, there are two well-proportioned double bedrooms and a third bedroom, offering flexibility as a nursery, home office or guest room.

Externally, the property boasts a driveway, garage and fully enclosed rear garden featuring decking, a patio and lawn area, ideal for outdoor dining and family enjoyment.

- Three bedroom detached house
- Driveway for offstreet parking
- Single integral garage
- Conservatory and fully enclosed rear garden
- Gas central heating
- Double glazing

Energy rating C, Council tax band E. There is no factor associated with this property.

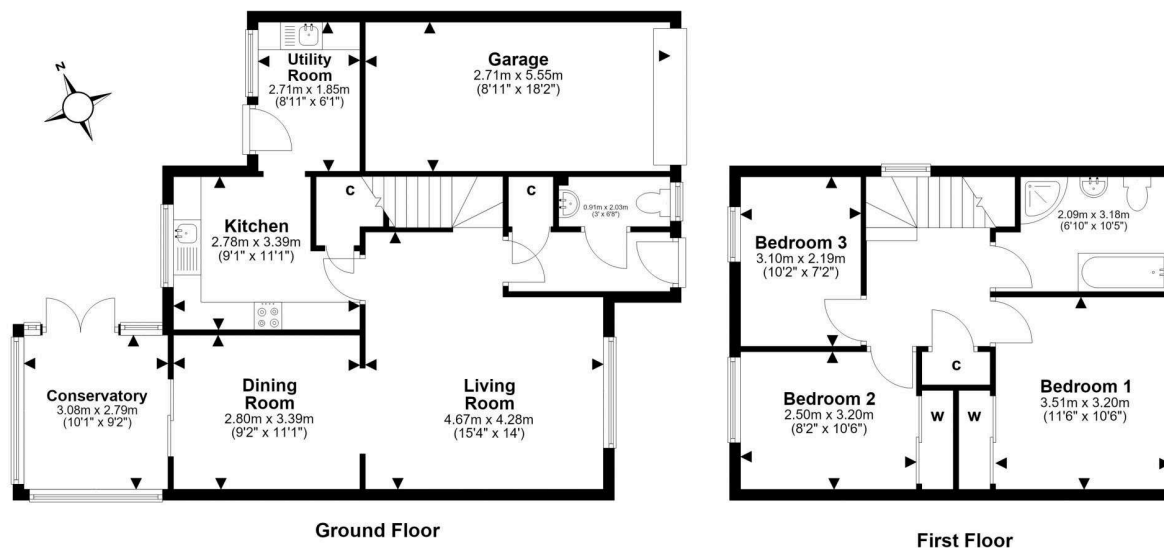
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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.

Extras included in this sale will be blinds, dishwasher, washing machine and fridge. Other items of furniture can be available by separate negotiation.





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.