



## 6 Murieston Drive

Murieston, Livingston, EH54 9AU

Offers over £335,000



Presented to the market for the first time since constructed in 1974, this charming 3 bedroom detached bungalow is set within the highly desirable Murieston area of Livingston and is available to purchase with no onward chain. Murieston Drive forms part of a peaceful location where property seldom comes to the market, offering comfortable living for families or empty nesters alike. The street is a short walk from the scenic Murieston Trail, with a further range of walking routes meandering through the area towards local amenities and Livingston South train station. A short drive leads to The Centre, a sprawling shopping complex with wide variety of national and independent retailers, alongside a range of food outlets and a cinema. The property is aided by great transport links including the aforementioned station, A71 and M8 motorway where Edinburgh Airport can be found 12 miles to the east.





Client Comments

"The property sits on a plot one third of an acre with south facing mature gardens and patio. Its a great friendly neighbourhood with families, local schools and on a bus route whilst its a five minute walk to Livingston South train station."

Description

The property presents an excellent opportunity for those looking to place their own stamp on a home and sits on a good sized plot of almost 1/3 of an acre, boasting preferred south facing outlook to the rear to enjoy maximum exposure of the sunny weather during the warmer months. Internally the property offers a well-proportioned footprint of 950 sqft, comprising of a generous living room, fitted kitchen, 3 double bedrooms that each enjoy fitted storage and a family bathroom. Gas central heating and double glazing offer practical comfort, with the combi boiler installed in 2020. Whilst some cosmetic upgrading would be beneficial, the layout offers excellent potential to reconfigure, extend and modernise to suit individual needs, adding value to a home within a sought after residential location. Externally, the property offers a driveway for off-street parking and an attached garage for additional parking or storage potential. The established garden grounds offer a sun-filled space for future enhancement, creating a ideal environment for outdoor dining and relaxation. Early viewing is strongly recommended.

Location

Set in leafy surroundings at the southern edge of Livingston, Murieston is a highly sought after part of the town that offers a peaceful setting for growing families. The location is perfect for travel throughout the central region with a train station at Livingston South and easy access available to the A71 and M8 commuter links. Some shops and restaurants can be found in the area with a medical practice also serving the local community. Williamston Primary is available to cater for those with children, with secondary schooling found nearby. Public parks and the popular Murieston Trail offer walking routes for those keen to explore the outdoors.

Living Room 19'6" x 13'3" (5.96m x 4.05m)

Kitchen 13'3" x 9'3" (4.05m x 2.84m)

Bedroom 1 12'0" x 11'8" (3.68m x 3.56m)

Bedroom 2 11'5" x 8'7" (3.48m x 2.62m)

Bedroom 3 11'5" x 7'3" (3.48m x 2.23m)

Bathroom 6'6" x 5'7" (2.00m x 1.72m)

Garage 18'8" x 10'0" (5.69m x 3.05m)

Extras

Extras included in the sale are the cooker, washing machine, all carpets, floor coverings, curtains and blinds. All light fittings, light shades and the outside security blinds.

Key Info

Home Report Valuation: £340,000

Total Floor Area: 88m2 (950 ft2)

Parking: Driveway & Garage

Heating System: Gas

Council Tax: E - £2724.94 per year

EPC: C

Disclaimer

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Area Map



Floor Plans



Energy Efficiency Graph

