



MORTON FRASER

SOLICITORS



LIVINGSTON
14 Murieston Wood EH54 9EE

www.morton-fraser.com/property



LIVINGSTON

14 Murieston Wood

EH54 9EE

VIEWING

By appointment,
telephone 0131 247 1010

PRICE

Offers Around £300,000

We are delighted to offer onto the market this beautifully presented detached villa which occupies a highly sought-after residential location within the popular Murieston area of Livingston. This ex-Cala show home provides spacious and flexible family living and boasts impressive garden grounds and woodland views to rear. The internal accommodation comprises: entrance hall which has been laid to hardwood flooring whilst a carpeted stair with timber balustrade gives access to lower level, wc fitted with a two piece white modern suite, utility room, generously proportioned dual facing lounge with focal fireplace which incorporates a gas fire, study/bedroom five, bright and stylish kitchen fitted with a range of contemporary units to base and wall level with the American style fridge/freezer, dishwasher, wine cooler, electric oven and grill and induction halogen hob all being included in the sale. The kitchen is open plan to a dining area which has been tastefully decorated and laid to hardwood flooring and also boasts an impressive open outlook to rear. The lower level includes: master bedroom which benefits from the inclusion of his and hers fitted mirrored wardrobes, has ensuite facilities and sliding patio doors which provide views of and access to the rear garden and surrounding area. The ensuite shower room has been fitted with a two piece white modern suite and is partially a wet room with shower and splash back. There are two further double bedrooms, one single bedroom and a family bathroom which has been fitted with a three piece white modern suite to include wc, wall mounted basin and attractive bath which incorporates a mains shower. The property further benefits from double glazing and gas central heating.

LOCATION

The town Livingston is situated west of Edinburgh and offers excellent access via the M8 to the city and all routes west and east. The town has many leisure facilities as well as a selection of both primary and secondary schools. There is also a rail link to Edinburgh city centre. Livingston is well served by good local shopping facilities including Almondvale Shopping Centre and MacArthur Glen designer outlet. There is also a cinema complex and local bars and restaurants.

EXTERIOR

There is an extensive area of garden ground to front which has been laid to lawn with well stocked flower, shrub and small tree beds. A monoblock driveway, which has space to accommodate numerous vehicles and a detached double garage provide parking facilities, though at present the garage is sub-divided and has been fitted with power and water. The rear garden has been laid to an expanse of lawn with well maintained shrub and hedgerow border. There is also a generous area of paved patio perfect for alfresco dining. A particularly attractive feature of the garden is the impressive outlook over the surrounding woodland.

EXTRAS

The kitchen, hall and utility room blinds. Other items may be available via separate negotiation with the vendor.

Murieston Wood, EH54 9EE
Approx. Gross Internal Area
1658 Sq Ft - 154.03 Sq M

Garage
Approx. Gross Internal Area
342 Sq Ft - 31.77 Sq M



For identification only. Not to scale.
© Square Foot Media 2011

MORTON FRASER LLP

Quartermile Two, 2 Lister Square, Edinburgh EH3 9GL

Tel: 0131 247 1010

1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

