

49 Albyn Drive

MURIESTON, LIVINGSTON, EH54 9JN



Spacious detached four-bedroom villa with a large south west facing garden



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McEwan Fraser is delighted to present this four-bedroom detached house to the market. 49 Aldyn Drive occupies one of the best plots in an established, family-friendly development built by Cala Homes. Positioned on the southwest corner of the development, the property sits on a wide corner plot with an extensive southwest-facing rear garden. The property is perfectly positioned for the morning sun to the front and afternoon and evening sun throughout the rear garden. A garden of this size affords plenty of potential for the house to be extensively extended without any noticeable loss of amenity. Internally, there is well-proportioned living space over two floors: perfect for a growing family. A dedicated ground floor study is sure to appeal to anyone working from home, however, this room could be utilised as a fifth bedroom.

THE HALLWAY



Entering the property, you find a handy vestibule that opens into a central hallway. An immaculate Karndean floor immediately catches your eye and is the first indicator of the excellent finish found throughout the property. The central hallway gives access to the main living room, kitchen, utility room, dining room, study, garage and downstairs WC.

The living space is well balanced between the more formal living room to the front and the combined kitchen, dining room and sunroom to the rear.

Naturally bright, the dual aspect living room offers plenty of floor space for a variety of different furniture configurations. While the fireplace creates a natural focal point, the space on offer will give the new owner plenty of scope to create their ideal entertaining space.

THE LIVING ROOM



THE STUDY



THE KITCHEN



A stylish modern kitchen overlooks the rear garden. Comprised of a full range of base and wall mounted units with durable stone work surfaces, the kitchen provides ample prep and storage space for the aspiring chef. There is a full range of integrated appliances including an induction hob, double oven, fridge freezer and dishwasher. Patio doors from the kitchen lead into a large sunroom, and to one side, the kitchen wall opens into the adjacent dining room. The three rooms combine to create a superb and free-flowing entertaining space that is likely to become the centrepiece of family life.



THE DINING ROOM



THE UTILITY & WC



THE SUN ROOM





Climbing the stairs, the first-floor landing gives access to four double bedrooms, a master bathroom and a loft space for additional storage. The spacious master bedroom is positioned above the double garage and includes integrated wardrobes, a stylish en-suite shower room and plenty of space for a full suite of free-standing bedroom furniture.

THE MASTER BEDROOM





BEDROOM 2



The large second bedroom overlooks the front garden and includes two integrated wardrobes. The third and fourth bedrooms overlook the rear garden and also includes integrated storage.

BEDROOM 3



BEDROOM 4



THE BATHROOM



Accommodation on the first floor is completed by the contemporary family bathroom which is partially tiled and comes with a free-standing bath and separate shower.



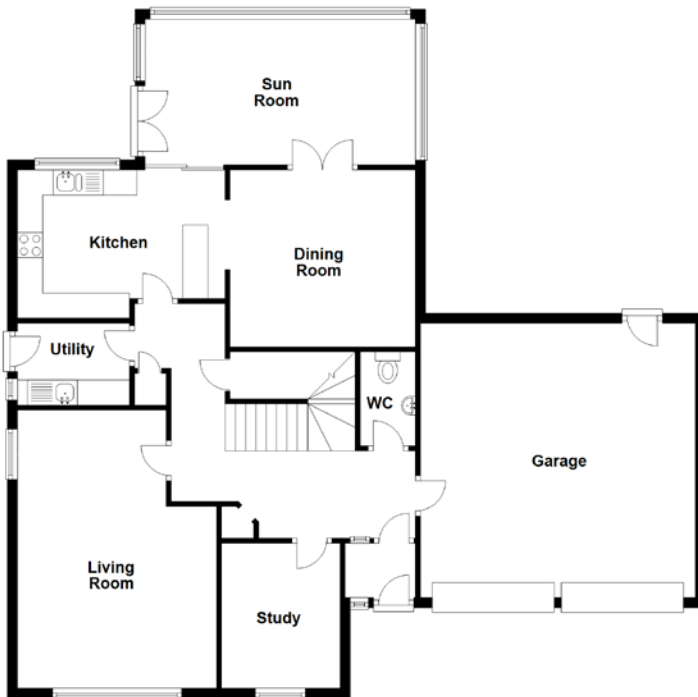
The property also benefits from gas central heating, double glazing, a double driveway and a mature front garden largely laid to lawn. The fully enclosed rear garden has been well landscaped and includes a decked area adjacent to the sunroom, patio, extensive lawn and mature flower beds.

This is a magnificent family home and viewing is essential to fully appreciate both the scale and the situation of the property.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

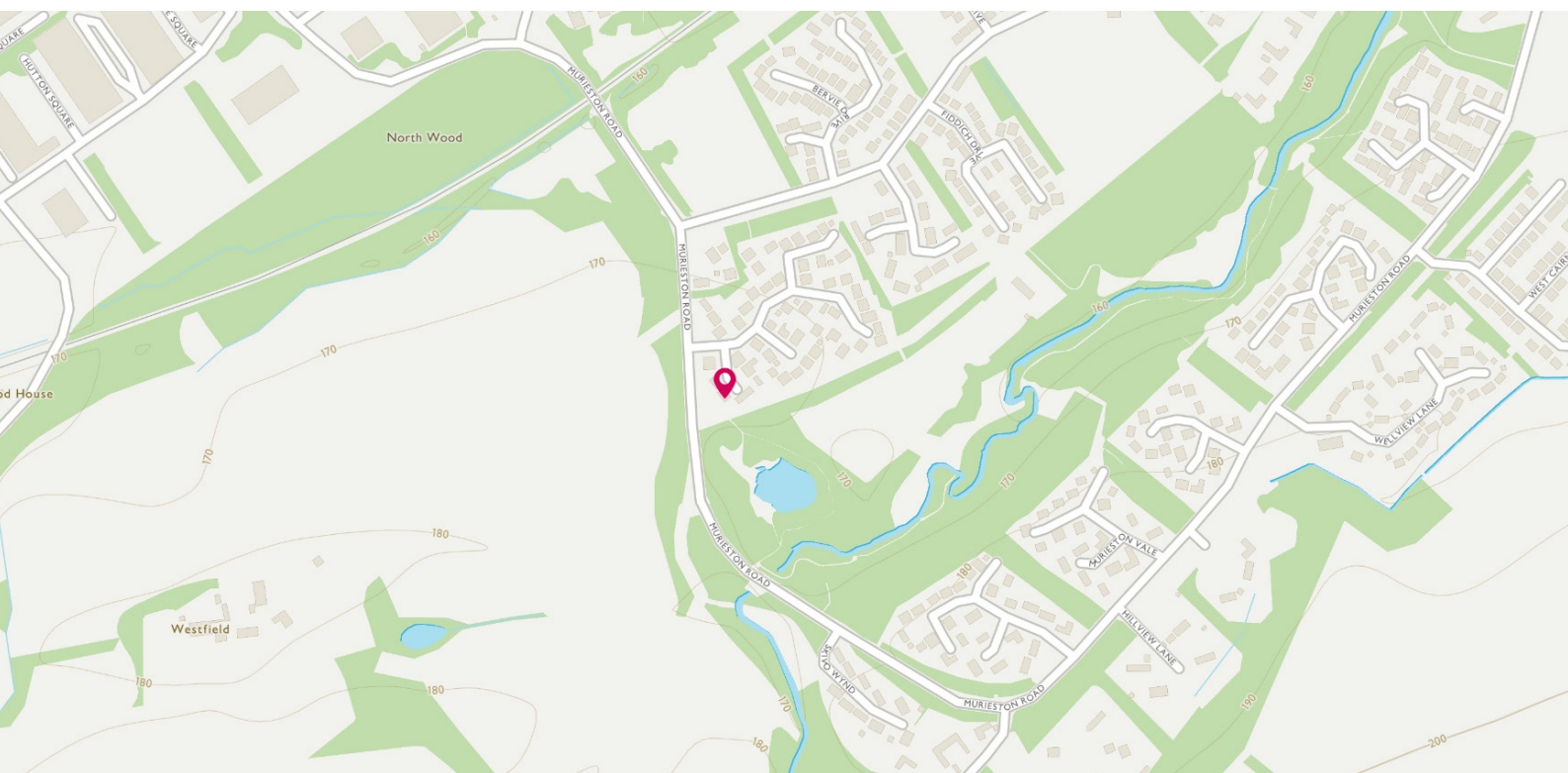


Approximate Dimensions
(Taken from the widest point)

| | |
|-------------|-------------------------------|
| Living Room | 5.53m (18'2") x 3.96m (13') |
| Study | 2.88m (9'5") x 2.36m (7'9") |
| Kitchen | 4.13m (13'7") x 2.95m (9'8") |
| Dining Room | 3.52m (11'7") x 3.26m (10'8") |
| Sun Room | 5.38m (17'8") x 2.90m (9'6") |
| Utility | 2.23m (7'4") x 1.63m (5'4") |
| WC | 1.87m (6'2") x 1.10m (3'7") |

| | |
|----------------|---------------------------------|
| Master Bedroom | 6.29m (20'8") x 4.48m (14'8") |
| En-suite | 2.13m (7') x 1.91m (6'3") |
| Bedroom 2 | 4.30m (14'1") x 3.72m (12'2") |
| Bedroom 3 | 3.55m (11'8") x 2.54m (8'4") |
| Bedroom 4 | 3.55m (11'8") x 3.05m (10') |
| Bathroom | 2.64m (8'8") x 2.10m (6'11") |
| Garage | 5.47m (17'11") x 5.47m (17'11") |

Gross internal floor area (m²): 182m²
EPC Rating: C



THE LOCATION

The property occupies a prime spot in Murieston, one of Livingston's most sought after residential areas. This family-friendly development was originally developed by Cala Homes and is well situated close to the Murieston Trails. The property is within the catchment area for Bellsquarry Primary School and The James Young High School. Murieston retains its unique village atmosphere, whilst remaining within easy reach of the excellent amenities that Livingston has to offer.





More broadly, Livingston, the largest town in West Lothian, has an excellent range of shopping and recreational facilities, including the renowned Livingston Centre and Livingston Designer Outlet, along with extensive local shopping and a range of supermarkets. There is also an excellent choice of sports and leisure pursuits including a network of walking and cycle paths, parks, woodlands, swimming pools, golf courses, libraries, multi-screen cinema, and sports centres. The location has excellent transport links, with the M8 passing to the north of the town, and the A71 to the south. Two railway stations serve separate railway lines, connecting with Edinburgh, Glasgow, and other subsidiary destinations.



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