




McEwan Fraser Legal

Solicitors & Estate Agents

01506 537 100

Murieston Cottage

MURIESTON, LIVINGSTON, EH54 9AH

Murieston Cottage

Murieston Cottage brings together the sought after combination of town and countryside living, within close commuting proximity to Scotland's major towns and cities. The secluded family home is located both centrally and privately, with off-street parking and complete separation from the nearby modern and respectable housing development. The traditional steading conversion also benefits from being within catchment of all of the highly rated local schools, a popular shopping centre and a great network of parks and trails for running, cycling, dog walking or more.

A short walk will take you to the nearby rail links which can have you in Edinburgh city centre within 20 minutes or Glasgow in less than an hour. The M8 and M9 motorways ensure swift access to Glasgow, Stirling, Fife, Perthshire, East

Part Exchange available. McEwan Fraser Legal are delighted to bring to the market this fantastic four-bed, bungalow steading conversion. Great emphasis has been placed on the creation of easily managed and free flowing space on a bright and fresh layout. On entering the home, it is immediately apparent that the current owners have looked after this family home,

Lothian and the Borders all in less than an hour. Shopping in Livingston is first class, with the renowned MacArthur Glen Retail centre offering top brands and an excellent shopping experience that draws people from across central Scotland. There is also a good choice of supermarkets and retail outlets in the town. Williamston and Bellsquarry Primary schools are both within catchment, each being a held in high repute; as does the nearby private nursery. There is also a number of Secondary school options, which again highlights this ideal family location with first class schools offering education from nursery through to college graduation. There is also an excellent medical centre and St John's hospital is close by. Deer park Golf and country club is also a short drive away.

which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs. In more detail, the property consists of front porch leading to hallway, the bright and airy lounge offers good furniture configurations and ample space for free standing furniture, the lounge also benefits from a multi fuel burner.



The impressive kitchen is the heartbeat of this property, superbly designed and installed, bringing excellent storage throughout. The large island has a five ring gas hob, cooker hood, adjacent double oven, integrated fridge freezer, dish washer and adjoining family dining table. Such is its design, it makes this the ideal space for any aspiring chef. The open plan room extends to offer a further space for an ample dining or living room. There is internal access to the garage as well as access to the back garden via patio doors.

The separate utility room comes with space for washing machine and tumble dryer.

There are four different sized bedrooms, all bright, airy and all allowing for free standing furniture of different configurations. Bedroom two also provides access to an attic space.

There is a separate bathroom with hand basin and toilet. The fully tiled family bathroom comes complete with shower from mains over bath, hand basin and toilet.

Externally the front is stone chips providing ample parking. The rear is a mixture of woodchip and artificial grass in a securely fenced back garden, to the side there are three storage sheds, one with power and light and one acting as a log store, providing additional external storage. There is an existing dog kennel for a number of dogs, with a run, heating and lighting. The rear garden extends to an approximate acre of fully enclosed woodland as well as the stretch of river, which runs the length of the land. The outbuildings benefit from solar panels generating an income of approximately £200 per year.

Early viewing is highly recommended





Specifications

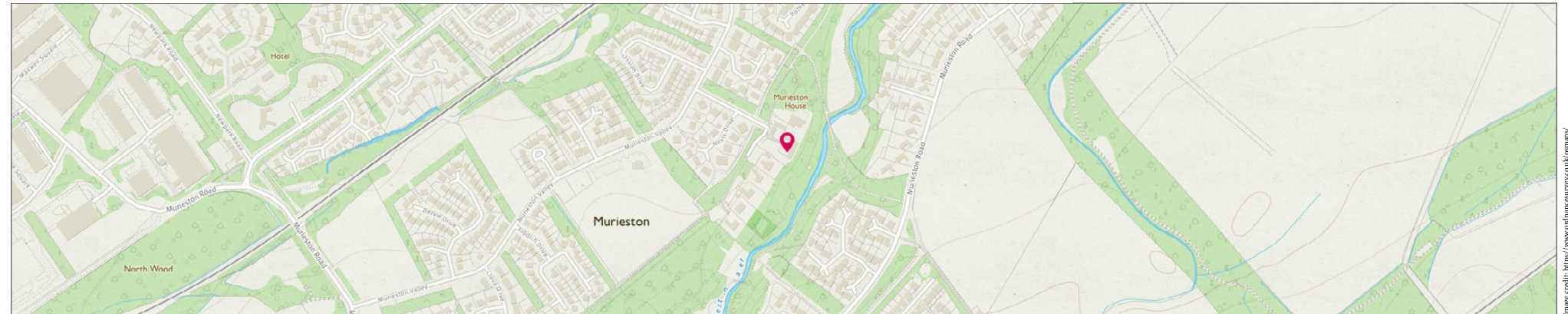
Approximate Dimensions
(Taken from the widest point)

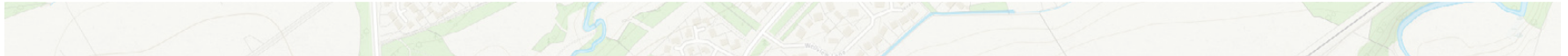
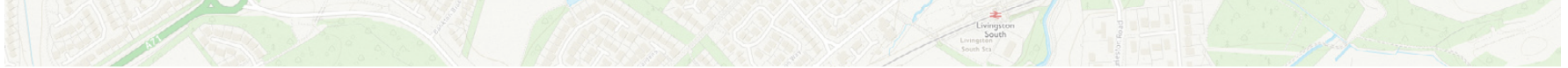
Lounge	4.88m (16') x 3.70m (12'2")
Kitchen	4.70m (15'5") x 4.69m (15'5")
Dining Room	4.58m (15') x 3.78m (12'5")
Bedroom 1	4.07m (13'4") x 3.74m (12'3")
Bedroom 2	3.63m (11'11") x 2.80m (9'2")
Bedroom 3	3.70m (12'2") x 2.47m (8'1")
Bedroom 4	3.41m (11'2") x 1.84m (6')
Utility	1.63m (5'4") x 1.58m (5'2")
Bathroom	2.24m (7'4") x 1.62m (5'4")
WC	1.28m (4'2") x 1.15m (3'9")
Garage	5.80m (19') x 5.80m (19')

Gross internal floor area (m²): 166m²

EPC Rating: C

Extras (Included in the sale):






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Tel. 01506 537 100
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

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Text and description
GRAEME NIMMO
 Surveyor



Layout graphics and design
BEN DAYKIN
 Designer