

7 Murieston Walk

MURIESTON, LIVINGSTON, WEST LOTHIAN, EH54 9EW



*RARELY AVAILABLE AND PRESENTED
IN TRUE WALK-IN CONDITION*



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McEwan Fraser Legal is delighted to present Murieston Walk to the market. Number 7 is a beautifully presented three-bedroom detached bungalow occupying a generous corner plot, offering spacious and versatile single-level living, a contemporary dining kitchen, impressive conservatory, double garage and beautifully maintained gardens. Set within an established and highly regarded residential setting, this exceptional detached bungalow offers an impressive amount of living space, thoughtfully arranged across one level and presented in true walk-in condition.

THE PROPERTY

A welcoming entrance vestibule leads into a broad central hallway which immediately highlights the scale of the accommodation on offer. The spacious lounge enjoys excellent natural light and provides an inviting space for both relaxing and entertaining, centred around an attractive fireplace which creates a natural focal point within the room.





THE PROPERTY

The dining kitchen forms the heart of the home and has been beautifully upgraded with a contemporary range of units, extensive worktop space, integrated appliances and ample room for everyday dining. Designed with both practicality and modern family living in mind, the kitchen is further complemented by a separate utility room, providing valuable additional storage and laundry facilities while helping to keep the main living areas free from day-to-day clutter.



THE PROPERTY

A versatile family room provides an excellent additional reception area and offers flexibility to suit a variety of lifestyles, whether utilised as a formal dining room, second sitting room, home office or hobby space. Double doors lead through to the impressive conservatory, a bright and inviting space overlooking the gardens and providing the perfect setting for entertaining, family gatherings or simply enjoying the changing seasons throughout the year.



THE PROPERTY

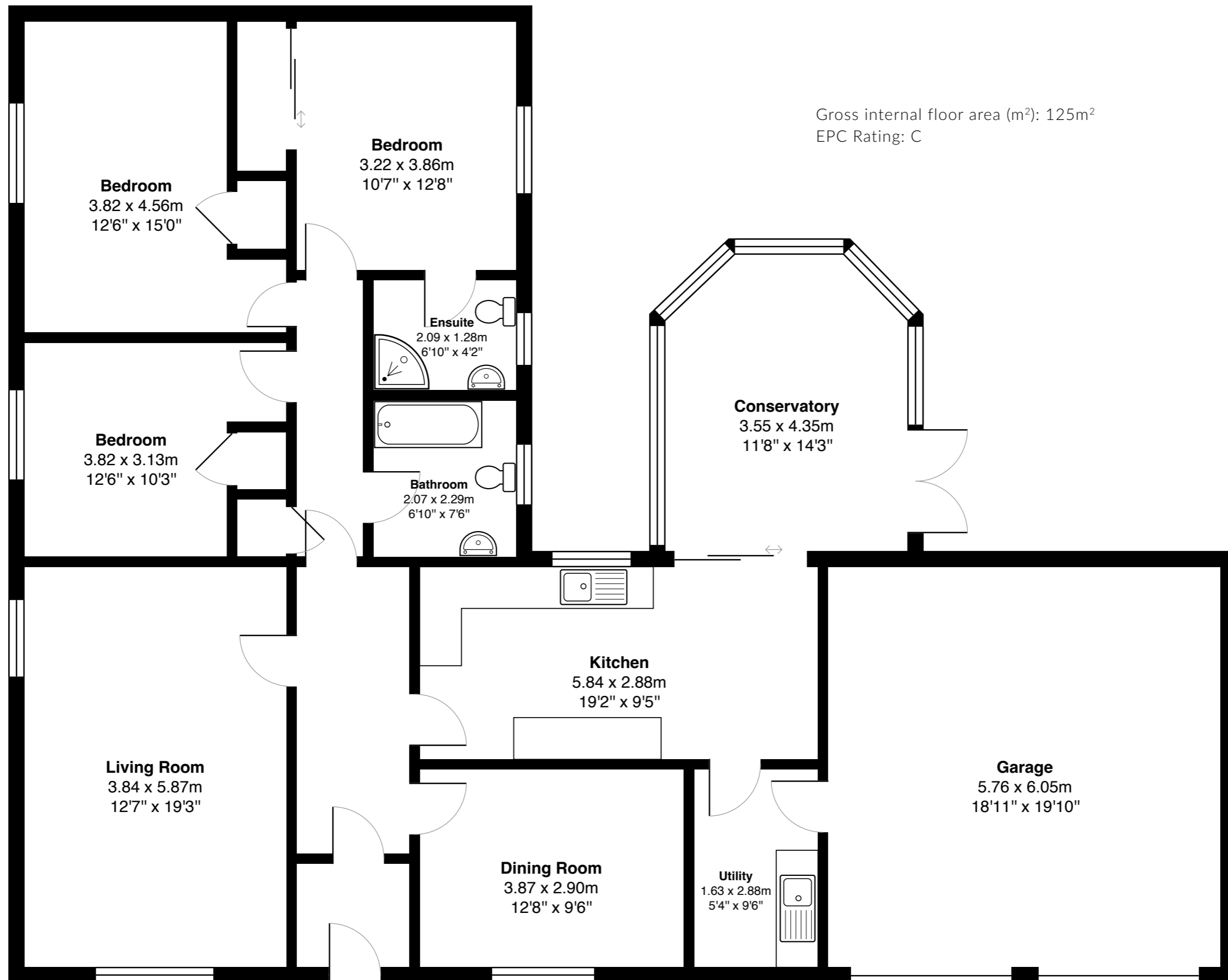
The principal bedroom is particularly impressive, benefiting from generous proportions, extensive fitted wardrobes and a stylish en-suite shower room. Two further double bedrooms provide excellent flexibility for family living, visiting guests or those requiring dedicated home working space, with each room enjoying comfortable proportions and excellent natural light.

Completing the accommodation is a beautifully appointed family bathroom fitted with a contemporary suite comprising a bath, separate shower enclosure, WC and wash hand basin.









THE EXTERIOR

Externally, the property occupies a generous corner plot with beautifully maintained gardens surrounding the home. Extensive lawned areas are complemented by mature planting and well-stocked borders, creating an attractive and private outdoor environment. A large patio provides an ideal space for outdoor dining and entertaining during the warmer months, while the gardens offer plenty of room for keen gardeners, families and pets alike.

To the front, a substantial driveway provides ample off-street parking for multiple vehicles and leads directly to the double garage, offering excellent storage, workshop potential or secure vehicle accommodation.





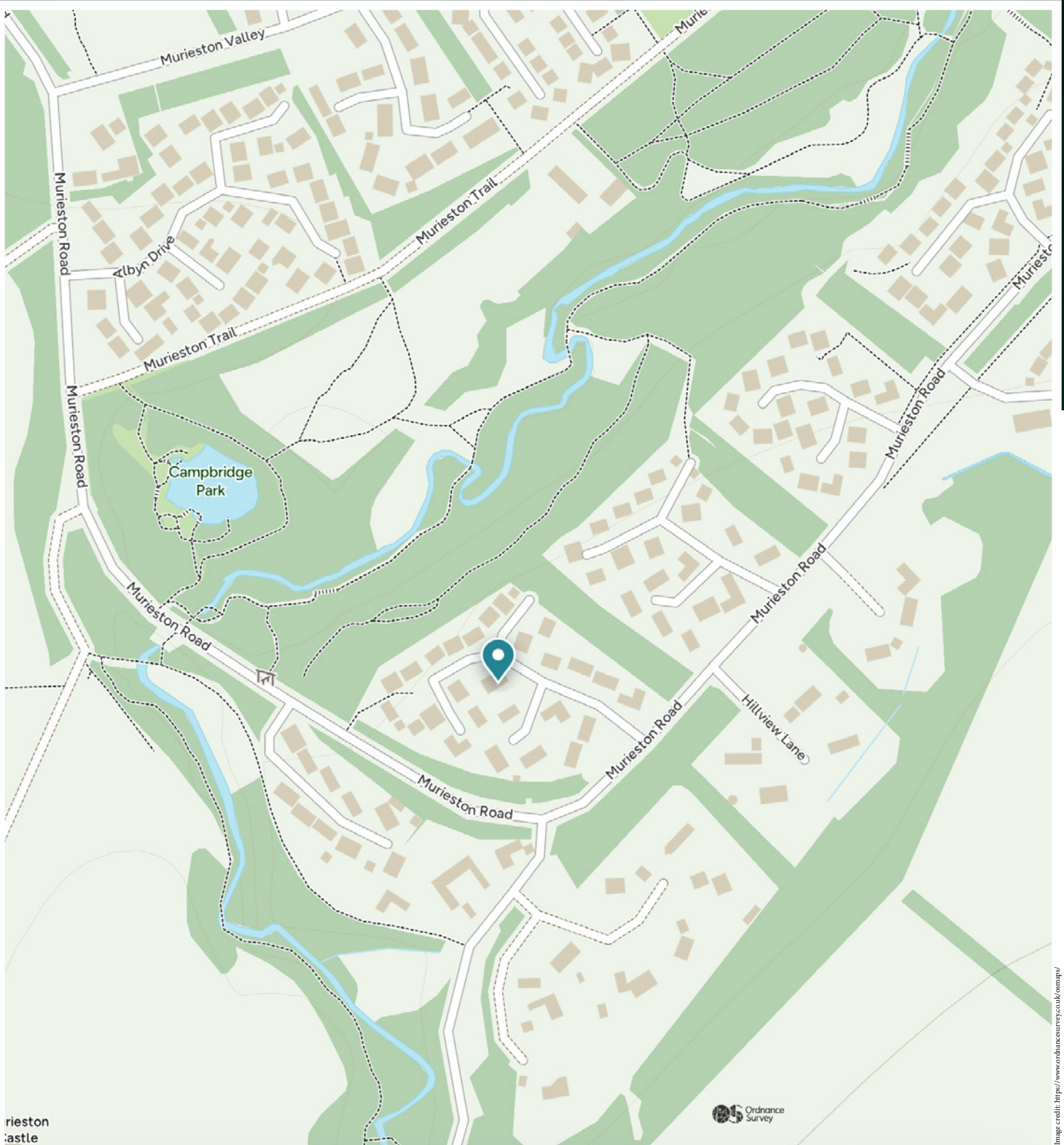
THE LOCATION

Murieston Walk enjoys a prime position within Murieston, widely regarded as one of Livingston's most desirable residential areas. Renowned for its attractive streetscapes, mature landscaping, and strong sense of community, Murieston offers an ideal balance between peaceful residential living and exceptional day-to-day convenience. The area is particularly popular with families, thanks to highly regarded schooling, abundant green space, and excellent local amenities.

Residents benefit from easy access to well-regarded primary schools and the highly sought-after Williamston High School. Scenic woodland walks, cycle paths, and open green spaces are all within easy reach, with the Murieston Trail and Livingston's wider pathway network providing miles of traffic-free routes. Livingston itself offers comprehensive amenities, including The Centre and Livingston Designer Outlet, with extensive retail, dining, and leisure facilities, alongside gyms, golf courses, sports centres, and cinemas. Major supermarkets and local convenience stores are also close at hand.

For commuters, Murieston and Livingston South railway stations provide regular direct services to Edinburgh and Glasgow. The M8 motorway places both cities within comfortable commuting distance, while Edinburgh Airport can be reached in around twenty minutes. Combining outstanding connectivity, excellent amenities, and an enviable residential setting, Murieston remains one of Livingston's most sought-after and prestigious locations.





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