



**50 Albyn Drive, Murieston, Livingston,
West Lothian, EH54 9JN**



RE/MAX[®] PROPERTY

****A Wonderful 4 Bedroomed Family Home****
**** Highly Desirable Location ****

Carol Lawton and RE/MAX Property are pleased to bring this delightful house to the market and suggest it is a must for your viewing list. Set in a highly desirable family friendly locale, this amazing home is finished to an impressive standard throughout, a credit to its current owners. The property comprises of entrance hall, lounge, kitchen/dining room/family room/study, utility room, sunroom, downstairs WC, 4 bedrooms, master ensuite and a family bathroom. Further benefits include generous gardens to the front and rear, large driveway and a double garage.



Early viewing is recommended.

Murieston retains its unique village atmosphere, whilst remaining within easy reach of the excellent amenities that Livingston has to offer. There are a few local shops and The Centre and Livingston Designer Outlet Centre are only a couple of miles away, offering a large range of high street shops, supermarkets and banking facilities. Leisure amenities are all close at hand with a multi-screen cinema, leisure pool and further sports facilities are available locally. Commuter links are good from this area, via the local Livingston South railway station, offering rail links to both Edinburgh and Glasgow and Edinburgh airport is within easy reach. In addition, there is easy access to both the A71 and M8 making this an ideal location to enjoy the quieter lifestyle, while still within commuting distance of the major cities. Bellsquarry and Williamston primary schools offers both nursery and primary education and afford good reputations, as does the local high school, The James Young High School.

Tenure: Freehold
Council Tax Band: G
Factor Fees:

The home report can be downloaded from our website.





Front -

Beautiful front garden that has a lawn area, paving leading to the front door and access around both sides of the house to the rear garden and a lovely, covered porch with outside lighting. There is a good-sized mono bloc driveway for off street parking and a double garage.

Entrance Hall - 11' 9" x 7' 1" (3.579m x 2.169m)

Enter via a new luxury triple glazed Palladio composite door with matching side lights into the welcoming hall that then gives access to the lounge, open plan kitchen/dining room/family room/study, downstairs WC and the stairs to the upper level. There is an opaque window to the front of the property. Downlighters, engineered oak floorboards, interlink alarms, storage cupboard and a radiator.

Lounge - 16' 5" x 11' 11" (5.000m x 3.620m)

Light and bright room with a window to the front of the property. Wall lights, feature gas fire with very attractive surround and hearth, brand new luxury wool mix carpet flooring, new window shutters and a new anthracite column style radiator.

Open Plan Kitchen/Dining Room/Family Room/Study -

12.359m x 4.080m

Wonderful open plan room that has clearly defined areas. There is access to the sunroom and utility room. The extension roof is highly insulated includes modern Skyvista window panels which provide very effective solar control in summer and help keep the heat in during the winter. They allow plenty of light to flow through whilst being self-cleaning. There is a large under stairs storage cupboard and generous sized coat/shoe cupboard.

Kitchen - Modern room with a window to the rear of the property. Comprising of farmhouse style base and wall units with complimentary stained solid oak work tops, splash back tiling and a ceramic sink with a chrome mixer tap. Integrated 5 burner gas hob, double electric oven and dishwasher. There is space for a free standing fridge/freezer and microwave, both will left as gifts. The freestanding storage island with wine rack will be included in the sale. Downlighters, pantry storage cupboard, breakfast bar and tiled flooring.

Dining Room - French doors leading into the sunroom. Downlighters, wood flooring and a new vertical radiator. Plenty of space for a dining suite.

Family Room - Great space for relaxing in. French doors leading into the sunroom, downlighters, wood flooring and a new vertical radiator.

Study - Very versatile room that could be used as a playroom. Patio doors leading into the rear garden. Central light fitting, tiled flooring and a radiator.

Utility Room - 8' 4" x 4' 11" (2.538m x 1.511m)

Large room with a window and ½ glazed steel composite door to the side of the property. Comprising of base and wall units with complimentary work tops, tiled splash back and a ceramic sink with a chrome mixer tap. The Samsung washing machine and tumble drier will be included in the sale. Downlighters, tiled flooring, shelving and a radiator. Space for free standing appliances.

Sunroom - 21' 1" x 13' 5" (6.431m x 4.094m)

Stunning room which is bright and light with natural daylight pouring through the windows and Skyvista roof lights. French doors lead into the rear garden. Downlighters, engineered oak flooring, the side windows incorporate pleated blinds, TV point on the wall and 2 radiators.

Downstairs WC - 7' 2" x 3' 1" (2.176m x 0.946m)

A handy room with an opaque window to the front of the property. Comprising of a white WC and a sink with a chrome mixer tap and a vanity unit below. Downlighters, tiled flooring, new window shutters and a chrome towel radiator.

Upper Landing -

Rise the carpeted stairs to the upper level where access can be gained to the bedrooms, bathroom and the partially floored loft space with a light and ladder for access. Central light fittings, carpet flooring, 2 large storage cupboards and a radiator.

Master Bedroom - 13' 8" x 12' 0" (4.162m x 3.670m)

Gorgeous room with a window to the front of the property. Central light fitting, 2 sets of built-in wardrobes offering excellent hanging and storage space, carpet flooring, new window shutters and a radiator. Access to the en-suite.

En-Suite - 8' 5" x 6' 2" (2.57m x 1.89m)

Superb room with an opaque window to the front of the property. Comprising of a white WC, amazing marble sink with a chrome mixer tap and storage unit below, walk-in double shower cubicle with a mains operated luxury rain shower with separate hand held attachment, built-in shelving and lighting. Downlighters, partially tiled walls, tiled flooring, wall mirror with wall lights, shelving, new window shutters, electric underfloor heating and a chrome towel radiator.

Bedroom 2 - 11' 4" x 10' 2" (3.458m x 3.088m)

Attractive room with a window to the rear of the property. Central light fitting, large, double built-in wardrobes, carpet flooring, new window shutters and a radiator.

Bedroom 3 - 10' 4" x 10' 1" (3.159m x 3.073m)

Beautiful room with a window to the front of the property. Central light fitting, large fitted wardrobe, carpet flooring, new window shutters and a radiator.

Bedroom 4 - 10' 8" x 10' 0" (3.251m x 3.060m)

Another great room with a window to the rear of the property. Central light fitting, good-sized double wardrobe, carpet flooring, new window shutters and a radiator.

Family Bathroom - 8' 0" x 6' 9" (2.44m x 2.07m)

Recently upgraded room with a window to the rear of the property. Comprising of a white WC, sink with a chrome mixer tap and large built in vanity units providing excellent storage, bath with a chrome mixer tap and a separate walk-in shower cubicle with a mains operated shower. Downlighters, fully tiled walls, tiled flooring, wall mirror, several shaver points, new window shutters, extractor fan, electric underfloor heating and a chrome heated towel radiator.

Rear Garden -

Private and enclosed extensive garden with a lawn area, lovely patio area, a vegetable garden area, apple and plum fruit trees and shed at the rear. There are hot and cold outside taps and lighting including outdoor downlighters in the roof soffits which illuminate the garden at night. There is a bbq area next to the patio and space for garden storage at the side of the house. The climbing frame with swings will be left as gifts. This garden is a fantastic area to enjoy relaxing and entertaining.

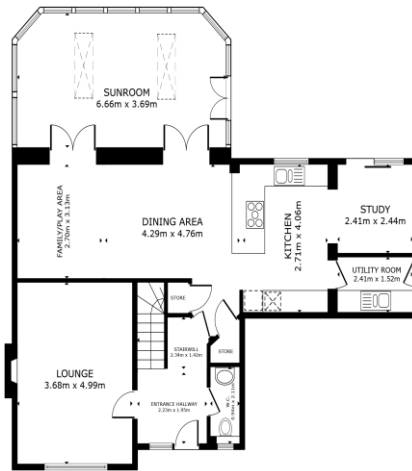
Garage -

Double garage with up and over door, power and light. There is also an electrical charging point. Great extra storage option.





“Nobody in the world sells more property than RE/MAX”



GROUND FLOOR

GROSS INTERNAL AREA:
GROUND FLOOR: 225.8 m² FLOOR 1: 78.0 m²
TOTAL: 303.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 1

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
A (91-100)		82	A (100-100)
B (81-90)			B (95-100)
C (69-80)	75		C (80-90)
D (55-68)			D (55-80)
E (39-54)			E (39-54)
F (21-38)			F (21-38)
G (1-20)			G (1-20)
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland	EU Directive 2002/91/EC		Scotland



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