



Elk Cottage, Murieston Way, Livingston, West Lothian, EH54 9AR



**\*\*SELDOM AVAILABLE 3 BEDROOM DETACHED,  
MODERN BUNGALOW\*\***  
**\*\*ONE FOR YOUR VIEWING LIST\*\***

Janice Bennie and RE/MAX Property are delighted to welcome you to your dream home in the heart of Murieston, Livingston. This modern 3-bedroom bungalow offers the perfect blend of contemporary design and convenient living, situated in close proximity to the Valley Park and play area, providing a serene backdrop for your everyday life. As you step into this thoughtfully designed residence, you are greeted by an open and airy floor plan, seamlessly connecting the living, dining, and kitchen areas. The abundance of natural light streaming through the large windows accentuates the sleek and modern finishes, creating an inviting and comfortable atmosphere throughout the home. The property boasts entrance vestibule, 3 bedrooms one with En Suite, Family Bathroom with separate shower, large open plan kitchen/dining/family room, rear vestibule, single garage, driveway which can accommodate several vehicles all set on a corner plot in an idyllic location. One of the key highlights of this property is its proximity to the Valley Park and play area, creating a seamless extension of your living space and offering a perfect recreational spot for family outings or morning strolls. The convenience of having such green spaces nearby enhances the overall quality of life for residents. For those who value easy commuting, the property is strategically located near the train station, ensuring quick and efficient access to both Edinburgh & Glasgow. Whether you're a professional working in the city or a frequent traveller, the proximity to the train station adds unparalleled convenience to your daily routine. This home offers a fantastic combination of comfortable living space but also provides the perfect balance of tranquility and convenience where you can enjoy the best of modern living in a vibrant and welcoming community. This property is in the catchment area for the highly regarded Williamston Primary School and James Young High School. Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The home report can be downloaded from our website.



Tenure - Freehold    Council Tax Band F    No Factor Fee



**Entrance Vestibule - 3' 1" x 5' 1" (0.93m x 1.55m)**

Welcoming vestibule, with entrance to the property through the white wooden panel door with decorative glass panel. This area offers natural wood flooring, central lighting and access to the entrance hallway.

**Hallway - 18' 0" x 4' 0" (5.48m x 1.22m)**

Offering an inviting introduction to the home and setting the tone for the immaculate interiors to follow, the hall is decorated in neutral tones with natural wooden flooring leading to all the rooms with a centre light providing lighting in this area. This area also benefits from a large cloak cupboard and is served with a wall mounted radiator.

**Kitchen - 11' 3" x 11' 1" (3.43m x 3.39m)**

This 'L' shaped room effortlessly blends the kitchen, dining area, and lounge in a seamless modern living arrangement. The kitchen is exquisitely appointed with a diverse array of sleek, modern white cabinetry, harmoniously complemented by appealing wooden worktops that offer abundant workspace. Integrated appliances, including an electric fan oven and induction hob, add to the convenience of this well-designed space, featuring a striking tiled splashback and a complementary modern stainless steel extractor hood. Configured as a kitchen/dining family area, this exceptional space is bathed in natural light streaming through large windows both at the front and rear of the property. An additional UPVC door leads outside to the rear garden, creating a harmonious connection with the outdoors. The room is adorned with natural wood flooring, illuminated by downlights, and equipped with ample power points, culminating in a contemporary living space that is both functional and aesthetically pleasing.

**Dining Area - 11' 3" x 9' 1" (3.43m x 2.76m)**

Continuing from the kitchen and extending into the lounge, this wonderful space exudes a charming rustic theme, showcasing stylish decor that harmoniously blends with the kitchen, creating a seamless transition. Ideal for family living, the room invites a natural flow, providing ample space for diverse furniture arrangements. Adorned with a window that offers a picturesque view of the front garden, this area is enhanced by a central light fixture and a wall-mounted radiator, contributing to the cosy and rustic ambiance.

**Lounge - 16' 8" x 11' 10" (5.07m x 3.6m)**

Situated at the back of the residence and accessible from the Kitchen/Dining area, this Lounge effortlessly marries contemporary aesthetics with rustic charm. It serves as a prime example of modern living, offering a panoramic view of the expansive rear garden through its sizable window. This not only welcomes an abundance of natural light but also provides a front-row seat to the local avian and wildlife visitors. Adorned in a neutral décor, the Lounge is further enhanced with natural wooden flooring, creating a warm and inviting atmosphere. Illuminated by a down lights, this space is designed to be both functional and aesthetically pleasing, complete with ample power points for modern convenience. Embrace the contemporary meets rustic allure of this lounge as you enjoy the serene views and the harmonious coexistence of modern and natural elements.

**Bedroom 1 - 9' 2" x 13' 11" (2.79m x 4.24m)**

The generously sized master bedroom offers a comfortable retreat with its neutral decor and built-in wardrobes, allowing flexibility for additional furnishings and various layout options. Sunlight gracefully fills the room through a rear-facing large window, creating a bright and inviting atmosphere. Natural wood flooring adds a warm touch, complemented by a central light, multiple power points, and a wall-mounted radiator for practical comfort. The room's convenience is enhanced by an En Suite, providing a private space for personal use. Discover a harmonious blend of simplicity and functionality in this welcoming master bedroom, offering a cozy haven for relaxation without sacrificing comfort.

**En Suite - 9' 2" x 4' 8" (2.79m x 1.42m)**

The impressive En Suite shower room features an indulgent double walk-in shower enclosure with dual shower heads, a wall-mounted white high gloss wash hand basin nestled within an elegant vanity unit offering storage, and a convenient push-button W.C. Enhanced by a captivating honey-toned wall and floor tile design, the space is further complemented by a sleek chrome towel rail and well-placed downlights.

**Bedroom 2 - 12' 2" x 9' 11" (3.72m x 3.02m)**

Overlooking the serene rear garden, the second bedroom is a generously sized double room, offering ample space for freestanding furniture. Stylishly decorated and enhanced with natural wooden flooring, this inviting space boasts the added convenience of a built-in wardrobe. Additionally, the room features a central light fitting, ample power points, and a wall-mounted radiator, creating a comfortable and well-appointed retreat.

**Bedroom 3 - 9' 0" x 8' 3" (2.74m x 2.51m)**

Overlooking the side of the property, the third bedroom is a roomy single with a pleasant view of the surroundings. Enhanced by natural wood flooring, this well-appointed space allows ample room for freestanding furniture. Stylishly decorated, the room also benefits from, a central light fitting, ample power points, and a wall-mounted radiator, providing a comfortable and aesthetically pleasing atmosphere.

**Family Bathroom - 9' 0" x 6' 10" (2.74m x 2.09m)**

This is a modern and well-lit area, boasting an opaque window on the side of the property. The room showcases a stylish white three-piece suite, including a back-to-wall WC, a floating sink, a corner shower cubicle with a glass door and an overhead mains-operated shower, along with a bathtub. Adding to the contemporary aesthetic are a central light fitting, honey-tinged tiled walls, matching flooring, and a heated towel rail, completing the sophisticated ambiance.

**Front of Property -**

Nestled within a well-established development, this residence graces a large corner plot, showcasing an exceptionally welcoming exterior. The property is positioned behind a spacious Tarmac driveway capable of accommodating multiple vehicles leading up to the single garage. Delightfully bordered by thoughtfully arranged plantings and a well-maintained lawn, this setting establishes a charming atmosphere for the entire property. The mature shrubs enhance the character, providing a tranquil backdrop.

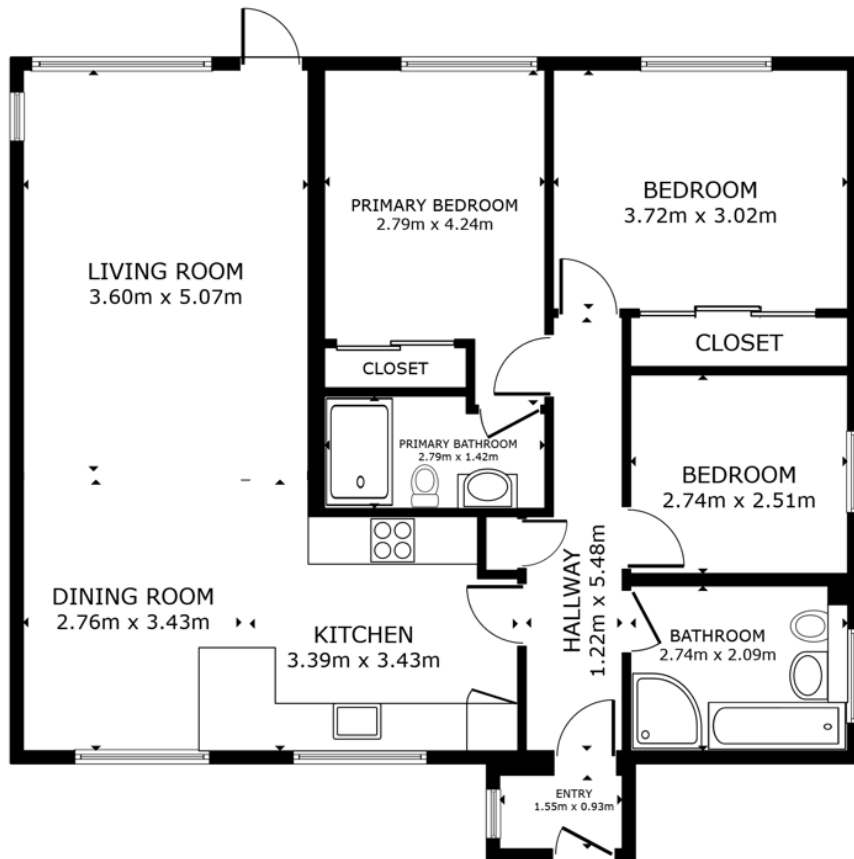
**Rear Garden -**

The rear garden unfolds into a timeless and unspoiled setting, evoking a heightened sense of tranquility and privacy. Nestled beside the local park and close to Robins Lane crossing Murieston Water, this idyllic location effortlessly harmonizes with nature, attracting local wildlife to frequent the garden. Explore multiple inviting seating areas amidst the lush expanse of lawn, a neatly chipped area, and thoughtfully planted mature shrubs. These features provide not only comfort but also a delightful retreat to relish the serenity of the surroundings. This is, a perfect sanctuary for enjoying long summer evenings and soaking up the much-needed sunshine.

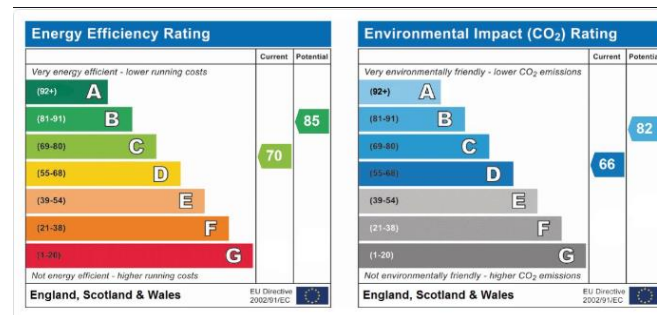




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FLOOR PLAN



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