



Gelder Drive, Murieston, Livingston, West Lothian, EH54 9HX



****Executive Detached Villa****

**Rarely Available
++MUST BE SEEN++**

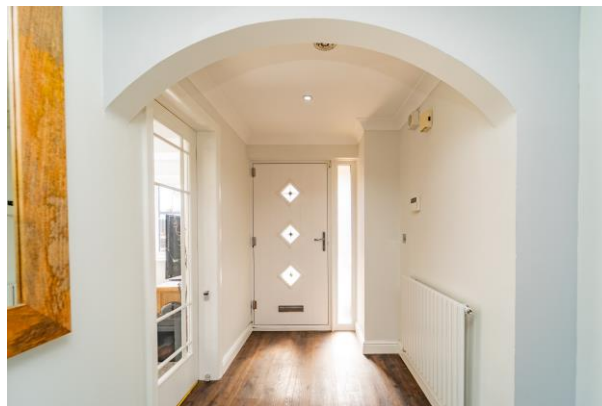
Circa 2300 Sqf

Situated in the sought after Livingston district of Murieston Janice Bennie and RE/MAX Property are delighted to bring to market this spacious 5 bedroom detached family home. Accommodation comprises of Entrance Hall, Lounge, Family Room, Dining Room, Open Plan Dining Area, Open Plan Kitchen, Utility Room, Downstairs WC, 5 Bedrooms, En-Suite and Family Bathroom with Separate Shower. In addition, there is a driveway and a large attractive rear garden. The property is in immaculate condition and is ready to move in. This is a credit to the current owners.

Murieston is an incredibly popular residential area boasting country walks and cycle paths, excellent road links and a train station to both Edinburgh and Glasgow. It is also close to local amenities and is well served by bus services. It is in catchment for the highly regarded Williamston Primary School and James Young High School. Livingston is a fantastic location in which to live it 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 town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns.

Council Tax Band H Freehold Tenure No Factor Fee

The home report can be downloaded from our website







Welcome to this exquisite executive detached family home, where luxury and comfort harmonize in perfect balance. As you step into the inviting entrance hallway, you'll immediately sense the grandeur and style that define this residence.

The spacious family room offers a cozy retreat and is packed with hidden storage, while the elegant lounge provides a refined setting for gatherings and relaxation. The dining room seamlessly flows into the open-plan dining area, which features stunning patio doors that open to reveal the enchanting rear garden, creating a seamless connection to the outdoors.

The open-plan kitchen is a culinary haven, with modern amenities and an expansive layout that's perfect for both daily meal prep and entertaining. A well-appointed utility room adds to the practicality of this exceptional home.

Upstairs, you'll discover five generously proportioned bedrooms, each designed with comfort in mind. The master bedroom boasts an en suite shower room, offering a private oasis for relaxation and rejuvenation. A family bathroom completes the upper level.

Step outside to the large, enclosed rear garden, a haven of lush greenery and a sense of tranquillity and serenity await. It's a perfect canvas for outdoor activities with ample room for recreation, al fresco dining, or simply unwinding amidst the natural beauty.

This executive family home exudes a sense of quality and sophistication, from the ground to the first floor, this executive family home exemplifies the pinnacle of luxury living. Each floor reveals a new facet of opulence, seamlessly blending style and functionality to create an unparalleled living experience. Discover a property that truly embodies the essence of sophistication, where every detail has been meticulously crafted to elevate your lifestyle.

The tranquil and prestigious enclave of Murieston, is a place where modernity and nature coalesce in perfect harmony. As you step into this idyllic realm, you are greeted by a symphony of verdant beauty, meticulously manicured landscapes, and the unmistakable allure of executive living.

For the discerning executive, Murieston offers an enviable advantage in the realm of commuting. Its strategic location provides seamless access to major transportation arteries, ensuring that the bustling urban centres of Edinburgh and Glasgow are within effortless reach. Whether you choose the efficient train service or the well-connected road network, your daily journey becomes a breeze.

Murieston's charm extends beyond its practical advantages. Lush woodlands, tranquil parks, and meandering waterways paint a portrait of serenity, offering a welcome respite from the demands of executive life.

Murieston beckons to those with discerning tastes, offering an array of executive residences that embody the epitome of luxury. Architectural grandeur, meticulously maintained gardens, and impeccable interior design define the landscape. Each property is a masterpiece, a testament to the pursuit of excellence, and a haven for those who seek nothing but the finest.



Entrance Hallway - 18' 10" x 11' 0" (5.74m x 3.35m)

Family Room - 16' 7" x 11' 9" (5.05m x 3.57m)

Lounge - 18' 6" x 11' 8" (5.64m x 3.56m)

Dining Room - 14' 5" x 10' 10" (4.39m x 3.31m)

Open Plan Dining Area - 18' 5" x 9' 0" (5.61m x 2.75m)

Open Plan Kitchen - 17' 9" x 16' 4" (5.4m x 4.97m)

Utility Room - 8' 2" x 5' 5" (2.5m x 1.65m)

Home Office - 6' 3" x 8' 4" (1.9m x 2.54m)

Downstairs W.C. - 5' 10" x 4' 4" (1.77m x 1.33m)

Upstairs Hallway - 18' 2" x 6' 3" (5.54m x 1.91m)

Master Bedroom - 15' 8" x 14' 2" (4.78m x 4.33m)

En Suite Shower Room - 8' 1" x 6' 4" (2.46m x 1.92m)

Bedroom 2 - 11' 6" x 10' 11" (3.51m x 3.33m)

Bedroom 2 En Suite - 8' 10" x 4' 5" (2.69m x 1.35m)

Bedroom 3 - 13' 8" x 8' 3" (4.16m x 2.51m)

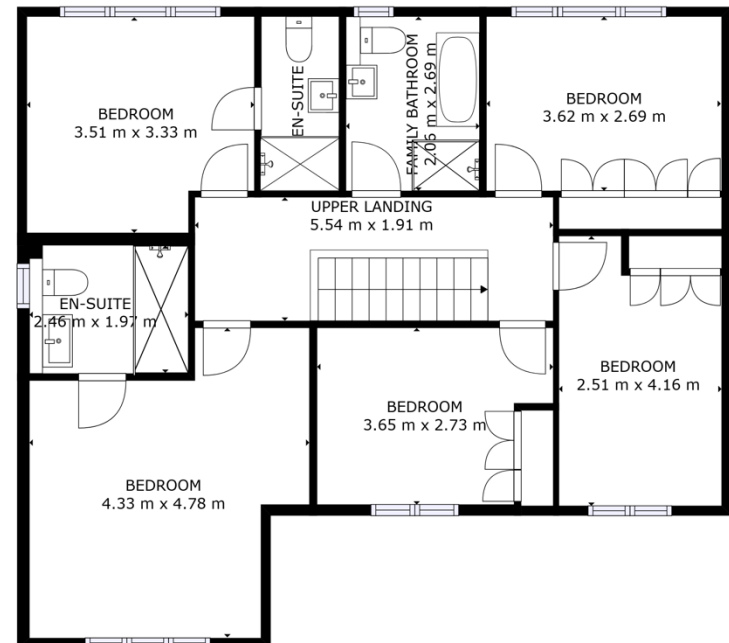
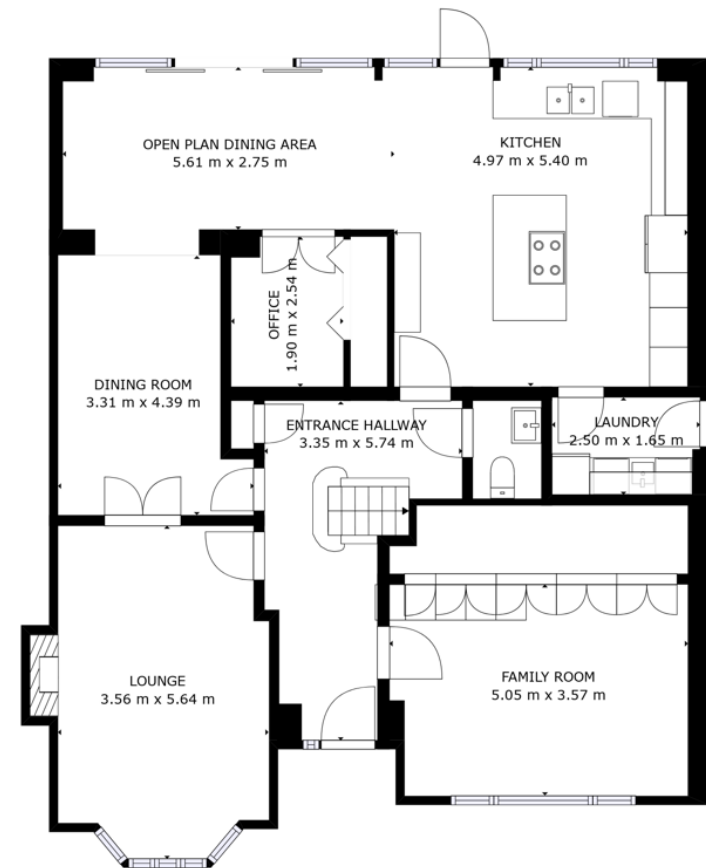
Bedroom 4 - 11' 10" x 8' 10" (3.6m x 2.69m)

Bedroom 5 - 12' 0" x 8' 11" (3.65m x 2.73m)

Family Bathroom - 8' 10" x 6' 9" (2.69m x 2.06m)

Front Garden

Enclosed Rear Garden







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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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