



**10 Albyn Drive, Murieston**

Livingston

Offers Over **£575,000**





## 10 Albyn Drive

Murieston, Livingston

Bridges Bespoke are delighted to present 10 Albyn Drive in Murieston, a substantial five-bedroom detached home set on one of the most desirable plots within this prestigious Cala Homes development.

Built in 1996, the property enjoys an impressive setting with a vast driveway and a private rear garden bordered by mature woodland, ensuring complete privacy with no neighbouring homes to the rear. The location is outstanding, with Murieston Valley directly behind the property and the Murieston Trails just a short walk away, offering a wonderful lifestyle for family walks and outdoor adventures.

For those needing easy access to Edinburgh or Glasgow, Livingston South train station is within walking distance and offers frequent connections to both cities. The property also falls within the catchment for the highly regarded Bellsquarry Primary School, making it an excellent choice for families.

Spanning over 210m<sup>2</sup> of internal living space, in addition to a double integral garage with a recently installed Hormann electric roller door, this home has been designed with space and flexibility in mind. The ground floor offers a formal lounge, family room, a striking kitchen with granite worktops, conservatory/dining room, utility room and an additional room that can serve as a fifth bedroom, home office or playroom depending on family needs.





Upstairs you will find four generous double bedrooms, all with fitted wardrobes. The main bedroom is particularly impressive with a step-down layout, extensive wardrobe space and a recently upgraded en suite finished in contemporary tiling. The family bathroom has also been fully renovated within the last year, offering a stylish and modern finish. A real highlight of the home is the abundance of storage throughout, a feature that sets it apart from many modern properties.

This is the first time in 30 years that the property has been offered to the market, representing a rare opportunity to secure a family home in one of Murieston's most sought after addresses.

#### Included in the sale:

- Five hob range cooker
- Combi oven
- American style fridge/freezer
- Additional fridge freezer (utility room)
- Washing machine and tumble dryer (utility room)
- Light fittings
- Blinds

#### Additional extras (negotiable):

- All furniture featured in the property photographs

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

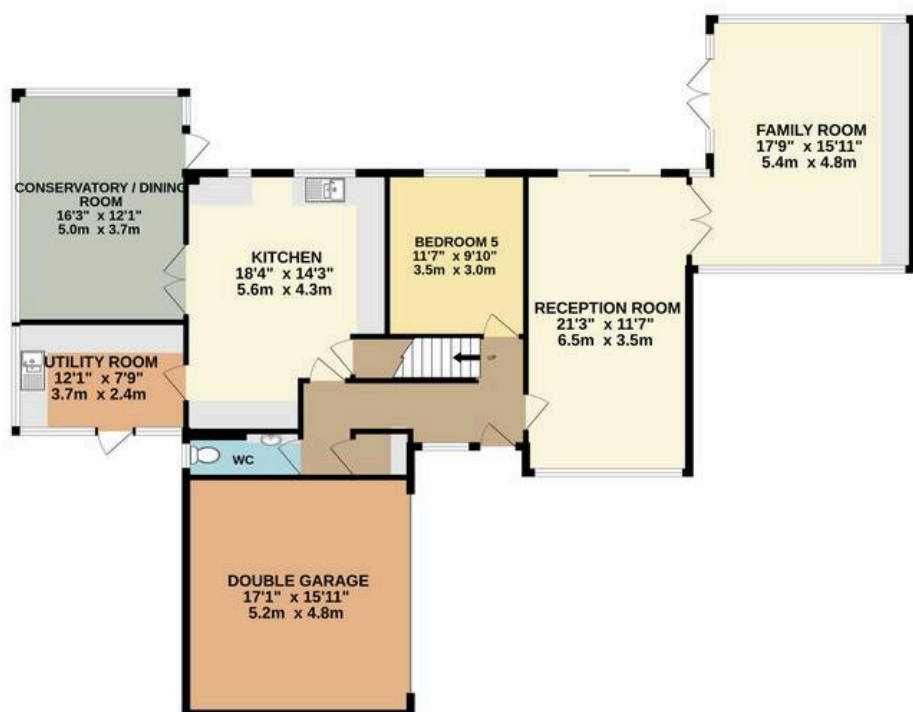




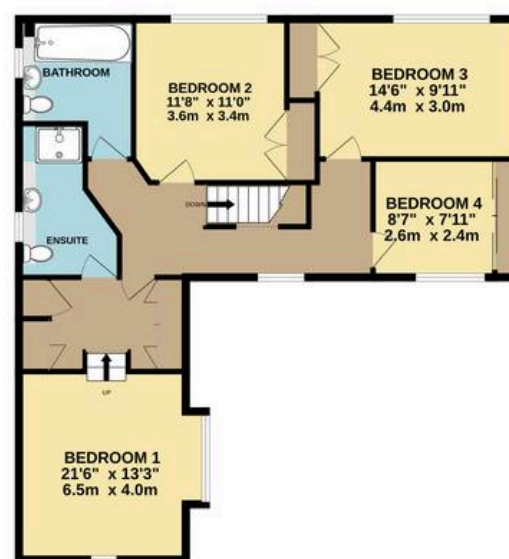




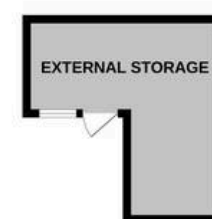
GROUND FLOOR



1ST FLOOR



OUTBUILDING



TOTAL FLOOR AREA : 2608 sq.ft (242.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Bridges Properties

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