



10 Albyn Drive, Murieston

Offers Over £575,000

# 10 Albyn Drive

Murieston

Bridges Bespoke is delighted to introduce this exceptional family residence, a truly rare offering set within the prestigious and tree-lined enclave of Albyn Drive in Murieston.

Spanning over 210m<sup>2</sup> of internal living space, in addition to a double integral garage with a recently installed Hormann remote controlled insulated sectional door, this home has been designed with space and flexibility in mind

From the moment you arrive, the home commands attention, its generous frontage, sweeping driveway and impressive double garage immediately hint at the scale and quality that unfold beyond the front door.

Step inside and you're welcomed into a broad, light-filled hallway that sets a warm and elegant tone for the tour ahead. To the right, the main reception room stretches out in front of you, a beautifully proportioned space perfect for both sophisticated entertaining and relaxed evenings. Just beyond, the family room commands its own special moment, a wonderfully inviting space with generous dimensions and dual-aspect light, the perfect hub for cosy movie nights, gatherings with friends or simply opening the doors out to the garden on a summer afternoon.

Back into the main hallway, a versatile fifth bedroom offers the ideal spot for a home office, playroom or guest suite. Continue through the home and the journey seamlessly flows into the heart of the property: a spacious, well-appointed vast kitchen finished beautifully with granite work tops and marble effect backsplash, opening directly into the bright conservatory-style dining room, allowing you to enjoy garden views and natural light from dawn to dusk. Completing the ground floor is the practical utility room with external access and a convenient WC ensure everyday functionality is as impressive as the style on show.

Ascending the staircase, the upper level continues to impress with a beautifully open landing leading to four fantastic bedrooms. The principal suite is a genuine sanctuary, offering exceptional space, extensive fitted storage and a pristine en-suite, creating a luxurious retreat at the end of each day. Bedrooms two, three and four are all generously sized, bright and thoughtfully positioned, making this level ideal for families who value comfort, privacy and flexibility. The modern family bathroom completes the upper floor with contemporary finishes and a calm, inviting feel.



Outside, the rear garden elevates this home to another level entirely, a fully private, expansive plot bordered by mature woodland, offering a tranquil, secluded backdrop rarely found in such a desirable residential location. Whether imagining summer barbecues, children playing on the lawn, or quiet morning coffees listening to birdsong, this outdoor space is both peaceful and impressive in scale.

Perfectly positioned within walking distance of Livingston South train station, close to highly regarded local schooling and surrounded by scenic woodland walks, this remarkable property on Albyn Drive brings together space, quality, privacy and lifestyle in a way that truly sets it apart. It is a home that unfolds gracefully as you explore it, offering luxurious family living both inside and out, the kind of property that captures the heart from the very first moment.

Lovingly maintained by the same owners since it was built, this property represents a rare opportunity to secure a family home in one of Murieston's most sought-after addresses.

Home Report Value £625,000

EPC: C

Council Tax Band: G

- Substantial Plot
- Private Large Driveway
- Bellsquarry Primary School Catchment
- Built by Cala Homes
- Double Integral Garage
- Vast Kitchen with Granite Worktops





**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
- Smart app controlled EV charger

**Additional extras (negotiable):**

- All furniture featured in the property photographs

The information contained within this advertisement is intended as a guide only and does not constitute an offer or contract. While every effort has been made to ensure accuracy, measurements are approximate and provided for indicative purposes only. All marketing content remains the copyright of Bridges Properties and may not be copied or reproduced without prior written consent. Marketing images are for illustrative purposes. Contents and furnishings are excluded from the sale unless expressly stated otherwise.

**Rear Garden**

**Front Garden**

**Double garage**

2 Parking Spaces

**Driveway**

8 Parking Spaces

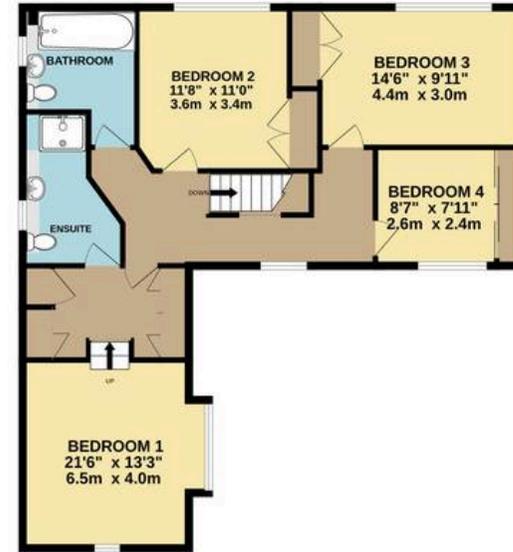




GROUND FLOOR



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.

Made with Metropix ©2025





## Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

[info@bridges-properties.co.uk](mailto:info@bridges-properties.co.uk)

[www.bridges-properties.co.uk/](http://www.bridges-properties.co.uk/)

