



16 Albyn Drive, Murieston

Livingston

Guide Price £600,000

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Murieston, Livingston

Introducing the exceptional Albyn Drive, Situated the end of a peaceful cul-de-sac, this immaculate, walk-in showroom condition home offers an extraordinary standard of luxury living, designed for those who appreciate fine finishes, intelligent design, and effortless elegance from the moment they arrive. A grand first impression is instantly created by the sweeping driveway which can comfortably accommodate up to five vehicles, leading to an impressive double garage, setting the tone for the scale and exclusivity that lies within.

Entering through the bright, welcoming porch, you are immediately met with a sense of warmth and sophistication. The interior opens into a stunning hallway, decorated in elegant half-wall paneling with soft cream and white tones, complemented by beautifully chosen graphic feature wallpaper and luxurious wooden laminate flooring that flows throughout the ground level. To the right, the spacious living room offers an exceptional space for relaxation and entertaining. This beautifully presented room feels like a professionally designed show home, featuring a charming bay window to the front and an additional rear window allowing natural light to pour in from dual aspects. Finished in tasteful neutral tones with a striking feature wall and plush cream carpet that enhances the cosy, refined atmosphere, the room is centred around an elegant fireplace, creating the perfect focal point.

- Immaculate Move In Condition In Prestigious Location
- Showstopping Kitchen with Quartz Countertops
- Largest Plot In The Development
- Four Elegant Double Bedrooms
- Generously Sized Driveway Fitting Up To Five Cars
- Principle Bedroom With Luxury En-Suite



Continuing through, the property flows effortlessly into the heart of the home, the breathtaking showstopping kitchen, a true statement of luxury living. Recently renovated to an exceptional standard, it boasts bespoke cabinetry, premium quartz worktops and a stunning central island providing additional storage and a stylish place for socialising. The kitchen is beautifully appointed with high-end integrated appliances and finished with a striking gold tap and brass vertical radiator which add a touch of designer elegance. The layout has been thoughtfully designed to maximise both beauty and practicality, with the entire space presented in walk-in showroom condition. Another fantastic and unique feature of this showstopping kitchen is the full-height concealed coffee and appliance station. Discreetly hidden behind elegant cabinetry, this intelligent design reveals a secondary countertop housing the kettle, toaster and coffee machines, all illuminated by sensor lighting that highlights the glass display storage above. This stunning feature ensures that everyday essentials are within easy reach without compromising the sleek, uncluttered aesthetic of the main kitchen surfaces. Flowing seamlessly beneath your feet, neutral tiling runs throughout the kitchen and into the utility room, enhancing the sense of continuity while adding a high-end finish that is both stylish and practical. A comfortable family dining area adjoins the kitchen, creating a wonderful environment for both relaxed meals and entertaining, with French doors opening out to the garden, allowing the outdoors to become a natural extension of the living space. Off the kitchen, the generously sized utility room provides additional storage and access to both the garden from the side and the double garage, further emphasising the property's functionality for modern family life. Completing the downstairs accommodation is a beautifully styled snug lounge, finished with plush new carpeting, new media wall and ambient décor, along with a contemporary WC designed to the same exacting standards as the rest of the home.



Ascending the staircase, the sense of luxury continues as you enter the upper level. The principal bedroom is a spectacular private suite, offering generous proportions, sophisticated décor and tranquil views over the garden. This exceptional space easily accommodates a super king-sized bed and features extensive fitted wardrobes. The en-suite bathroom is hotel-inspired, boasting a grand freestanding bathtub, double walk-in shower, twin sinks with dual LED-backlit mirrors, delivering a spa-like experience within the comfort of your own home. The further three double bedrooms are all beautifully presented, with both bedroom two and three enjoying views of the beautiful private garden, each room offers ample space, storage and elegant finishes designed to appeal to the most discerning of buyers. The family bathroom mirrors the same luxurious standard, featuring a standalone bathtub, a large walk-in shower and pristine tiling, completing the upper level to perfection. Outside, the property's southwest-facing rear garden provides a peaceful and private oasis, ideal for both entertaining and relaxation. Generous in size and thoughtfully landscaped for low maintenance, it captures the sun throughout the day, creating an idyllic setting for outdoor dining, family gatherings or tranquil evenings spent in total privacy.

Albyn Drive is one of Livingston's most sought-after addresses, renowned for its exclusivity, peaceful surroundings and proximity to exceptional amenities. Residents benefit from highly regarded local schools, including Williamston Primary, Bankton Primary, Bellsquarry Primary and James Young High School, excellent transport links including Livingston South Train Station offering direct routes to Edinburgh and Glasgow, and a wealth of retail, leisure and dining options at The Centre and McArthurGlen Designer Outlet. Beautiful woodland walks, family parks and sports facilities are all within easy reach, making this location ideal for those seeking both convenience and an outstanding quality of life.

This remarkable home is not simply a property, it is a rare opportunity to secure a lifestyle of distinction, combining exquisite design, intelligent functionality and unrivalled attention to detail in one of Livingston's most prestigious settings.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



REAR GARDEN

FRONT GARDEN

DOUBLE GARAGE

2 Parking Spaces

DRIVEWAY

5 Parking Spaces



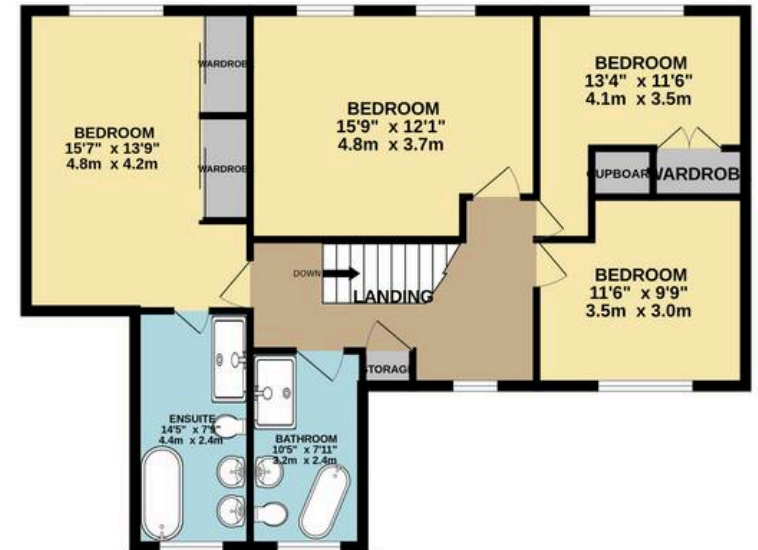




GROUND FLOOR
1193 sq.ft. (110.8 sq.m.) approx.



1ST FLOOR
1041 sq.ft. (96.7 sq.m.) approx.



TOTAL FLOOR AREA : 2234 sq.ft. (207.5 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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