BRIDGES
PROPERTIES
41 Murieston Park, Livingston
Offers Over £370,000

41 Murieston Park

Livingston

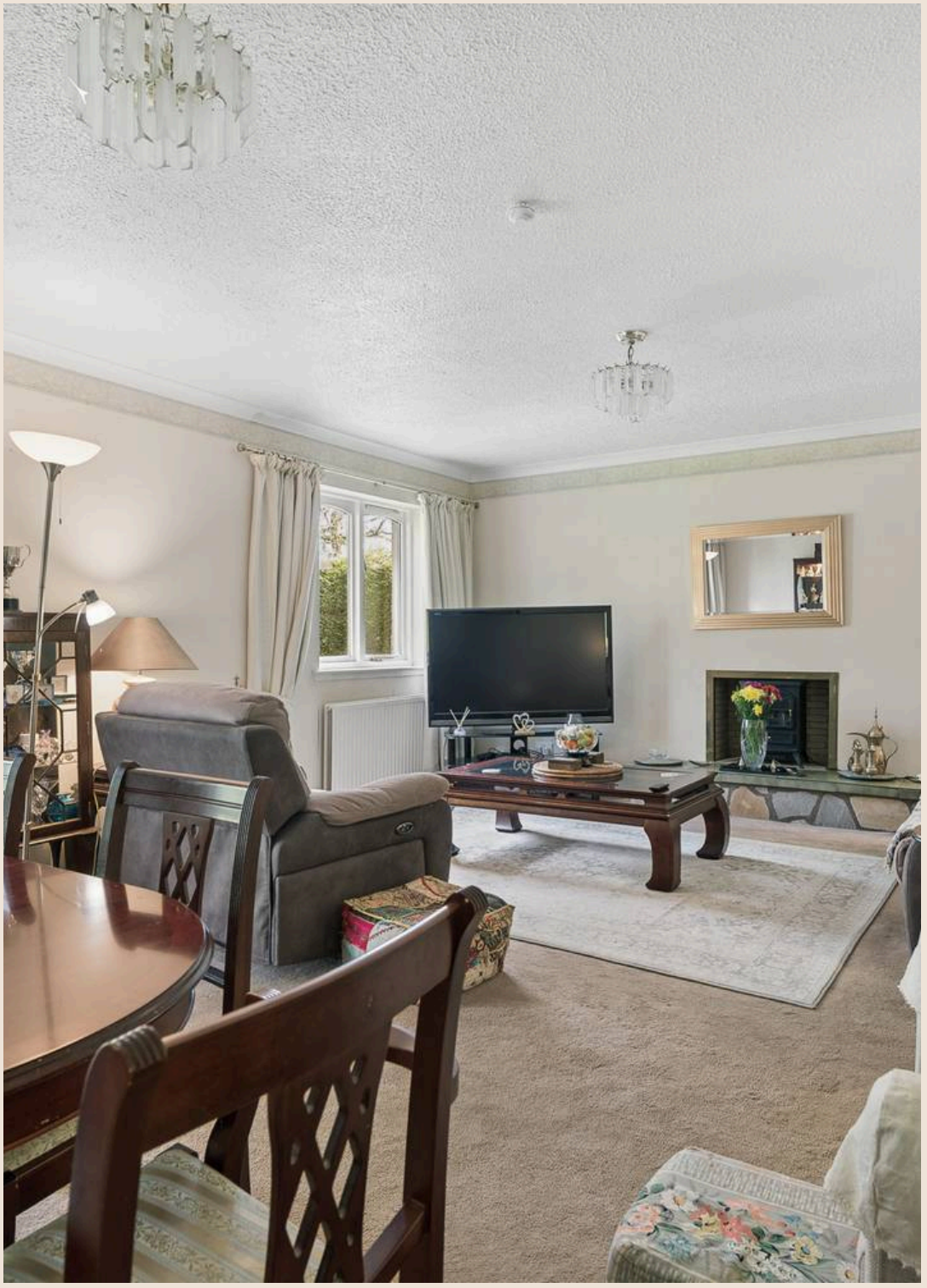
Set within the highly desirable area of Murieston in Livingston, this impressive four bedroom detached home enjoys a peaceful position and offers spacious, well balanced accommodation perfectly suited to modern family living.
On arrival, the property presents beautifully, with a monoblocked driveway providing ample off street parking and leading to a detached garage. The neatly maintained front garden enhances the home's kerb appeal, creating an inviting first impression.

Internally, the welcoming entrance hall provides a natural flow throughout the ground floor. The generously proportioned lounge is a standout feature, flooded with natural light and offering excellent versatility, with ample space for both relaxing and dining. This creates a sociable setting, ideal for everyday family life as well as entertaining.

The kitchen is well appointed with a good range of cabinetry and worktop space, providing a practical and functional environment for cooking and family living. A separate study or snug adds valuable flexibility, whether used as a home office, playroom or quiet retreat. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property continues to impress with four well proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a private en suite shower room, offering a comfortable and peaceful space to unwind. The remaining bedrooms are all of good size, ideal for family members, guests or additional workspace.

The family bathroom is well presented and fitted with a three piece suite, including a bath with overhead shower, wash hand basin and WC. Finished in a neutral style, it provides a practical and relaxing space suited to the needs of a busy household.



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Externally, the rear garden is a particular highlight. Generous in size and predominantly laid to lawn, it is bordered by mature hedging, offering a high degree of privacy. A patio area provides the perfect setting for outdoor dining and entertaining, while the overall space is ideal for families and those who enjoy spending time outdoors.
Murieston is widely regarded as one of Livingston's most sought after residential areas, favoured for its peaceful setting, established surroundings and strong sense of community. The property falls within the catchment area for Williamston Primary School, a highly regarded local school, making it an excellent choice for families. The area also benefits from a range of nearby secondary schooling options.

For everyday convenience, Livingston offers an excellent selection of amenities, including supermarkets, independent shops, cafés and restaurants, as well as the popular Livingston Designer Outlet and The Centre. There are also numerous leisure facilities nearby, including gyms, golf courses and scenic walking routes, with Murieston itself offering easy access to green spaces and woodland walks.

Commuters are particularly well catered for, with Murieston railway station providing regular services to both Edinburgh and Glasgow, while the nearby M8 motorway offers straightforward access across the central belt. This combination of tranquillity, accessibility and strong schooling makes Murieston an ideal location for a wide range of buyers.

Murieston Park offers space, flexibility and an enviable setting, this is a fantastic opportunity to secure a quality family home in one of Livingston's most desirable locations.

Home Report Value- £380,000
EPC - D
Council Tax Band - F
Square Ft- 1335/ 124m2

- Spacious Four bedroom detached family home
- Highly sought after Murieston location
- Bright and versatile lounge with dining space
- Principal bedroom with fitted storage and en suite
- Generous private rear garden, driveway and detached garage
- Catchment for well regarded Williamston Primary School

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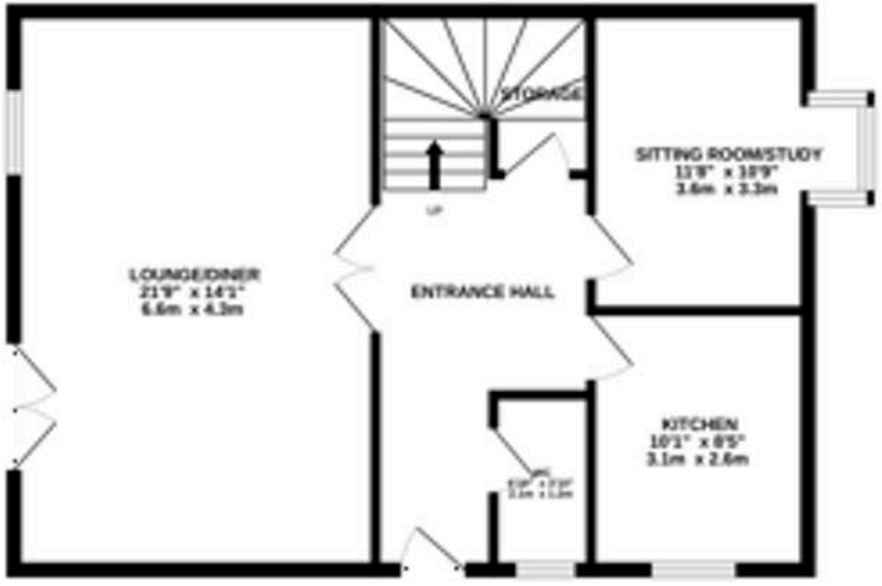
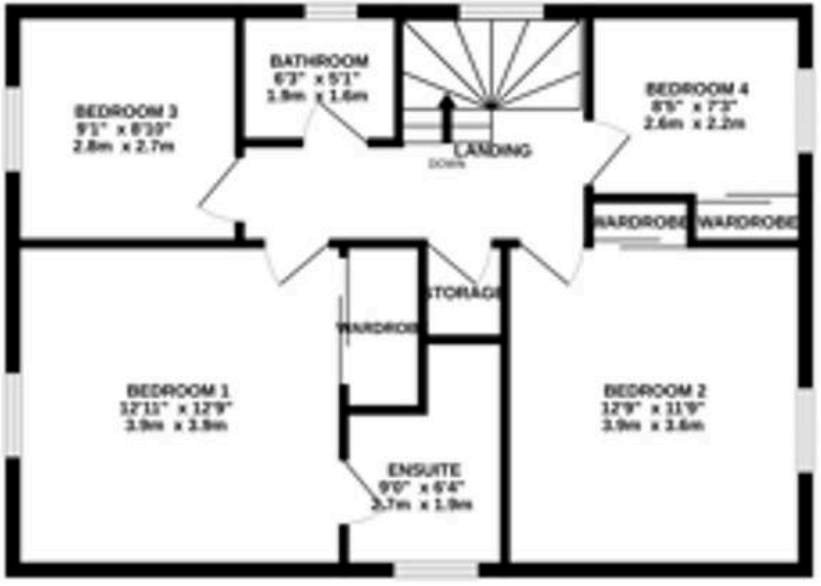
GROUND FLOOR



1ST FLOOR



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

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/