



31 East Kip Walk, Murieston

Offers Over £500,000

31 East Kip Walk, Murieston

Set within the highly desirable Murieston area of Livingston, East Kip Walk is an impressive five bedroom detached family home offering exceptional proportions, contemporary interiors and a fantastic layout designed with modern family living in mind. Complete with a double garage, monoblock double driveway and a wonderful south facing rear garden, this is a home where space is certainly in no short supply.

From the moment you arrive, the property makes an excellent first impression, with its attractive modern exterior complemented by a monoblock driveway providing ample off street parking and access to the double garage.

Stepping inside, you are welcomed into a fantastic sized entrance hallway which immediately sets the tone for the scale and feeling of space found throughout the home. Crisp white walls combine beautifully with the light white floor tiling, creating a bright, fresh and open feel which continues through much of the ground floor.

Positioned to the front of the property and accessed through double doors is the impressive main lounge. Generous proportions provide plenty of flexibility for a variety of furniture configurations, while the beautiful bay window allows an abundance of natural light to fill the room and adds further character to this contemporary family space.

Returning to the hallway, you will also find a beautifully presented downstairs WC. Finished in a stylish contemporary manner, this is an extremely practical and convenient addition for both everyday family life and visiting guests.

Continuing towards the rear of the home brings you to what is undoubtedly its heart ,the stunning open plan kitchen, dining and family area. Designed to create one sociable space in which to cook, dine, entertain and relax, this room is ideally suited to the demands of modern family living.

The kitchen itself is fitted with sleek grey cabinetry, complemented beautifully by a soft pink tiled splashback which introduces a subtle warmth to the contemporary design. An excellent amount of cabinetry provides plentiful storage, while integrated appliances help maintain the kitchen's clean and streamlined finish.

The generous footprint allows the room to be clearly divided into separate zones without compromising its open plan feel. There is ample space for a substantial family dining table alongside a dedicated seating area, currently arranged as a second lounge, making this somewhere the entire family can naturally come together throughout the day.

French doors provide a seamless connection between the indoor and outdoor living spaces, opening directly onto the property's fantastic south facing rear garden. Benefiting from its enviable orientation, the garden is perfectly positioned to enjoy sunshine throughout the day and provides a wonderful setting for summer entertaining, family barbecues or simply relaxing outdoors. Composite decking creates an attractive, low maintenance area for outdoor furniture and makes the garden feel like a true extension of the living space.



- **BRIDGES** PROPERTIES
- Impressive Five Bedroom Detached Family Home In Highly Desirable Murieston Location
- Stunning Open Plan Kitchen, Dining And Family Area
- Functional Downstairs WC

Located conveniently off the kitchen is a separate utility room, providing valuable additional storage and dedicated space for laundry appliances, helping to keep the main kitchen clear and organised. Generously proportioned in its own right, it is another example of just how well this home has been designed for practical family life.

Heading upstairs, the feeling of space continues with an impressive landing providing access to all five bedrooms and the family bathroom.

Bedroom one occupies a fantastic position to the front of the property and is an exceptional principal suite. Currently accommodating a super king size bed with ease, there remains excellent space for additional bedroom furniture. A large walk in wardrobe provides fantastic storage, while the private en-suite, finished in beautiful neutral tones, completes this impressive principal bedroom.

Adjacent, and positioned towards the rear of the property, bedroom two is another generous double bedroom enjoying pleasant views across the rear garden. This room also benefits from its own private en-suite, making it an excellent guest suite or ideal bedroom for an older child.

At the opposite end of the landing, bedroom three overlooks the front of the property and offers yet another well proportioned double bedroom, with ample room for additional wardrobes, drawers or a dressing area.

Bedroom four is positioned to the rear and is again a fantastic double bedroom, enjoying an outlook across the south facing garden and offering excellent flexibility for growing families or visiting guests.

Bedroom five overlooks the front and further demonstrates the versatility of this substantial home. Generous enough to function comfortably as a bedroom, the space could equally lend itself perfectly to a dedicated home office, nursery, dressing room or children's playroom depending on the needs of its next owners.

Completing the upper level is the bright and beautifully presented family bathroom. Finished with attractive contemporary tiling and incorporating a four piece suite, it provides another stylish yet practical space for busy family life.

The location is every bit as impressive as the home itself. Murieston has long established itself as one of Livingston's most sought-after residential areas, particularly popular with families and commuters thanks to its combination of excellent schooling, transport connections and extensive green space.



East Kip Walk sits particularly well for commuters, with Livingston South railway station nearby, providing rail connections on the route between Edinburgh and Glasgow. The area also offers convenient road access towards Livingston's wider transport network, making travel towards Edinburgh, Glasgow and throughout the central belt straightforward.

For families, East Kip Walk is currently included within the catchment areas for the well-regarded Williamston Primary School and The James Young High School, while a number of additional schooling options are available throughout Livingston.

One of Murieston's greatest attractions is the amount of countryside and outdoor space available almost on the doorstep. The popular Murieston Trail is only minutes away and offers a fantastic approximately 4km circular route taking in Murieston's woodland, Camphridge Pond, boardwalks, meadow paths and play park ideal for morning walks, running, cycling or simply getting outdoors with the family.

Livingston South station and the surrounding Murieston area also place everyday amenities close at hand, including the popular independent Trail Bean Coffee, while Livingston's main shopping and leisure facilities are only a short drive away. The Centre and Livingston Designer Outlet provide an extensive selection of shops, restaurants, cafés, cinema and leisure facilities.

Combining an exceptional five bedroom layout, two en-suites, multiple reception spaces, a double garage, substantial driveway and sun filled south facing garden with one of Livingston's most desirable family locations, East Kip Walk represents an outstanding opportunity for buyers searching for a spacious modern home without compromising on location.

Home Report Value- £525,000

EPC - B

Council Tax Band - G

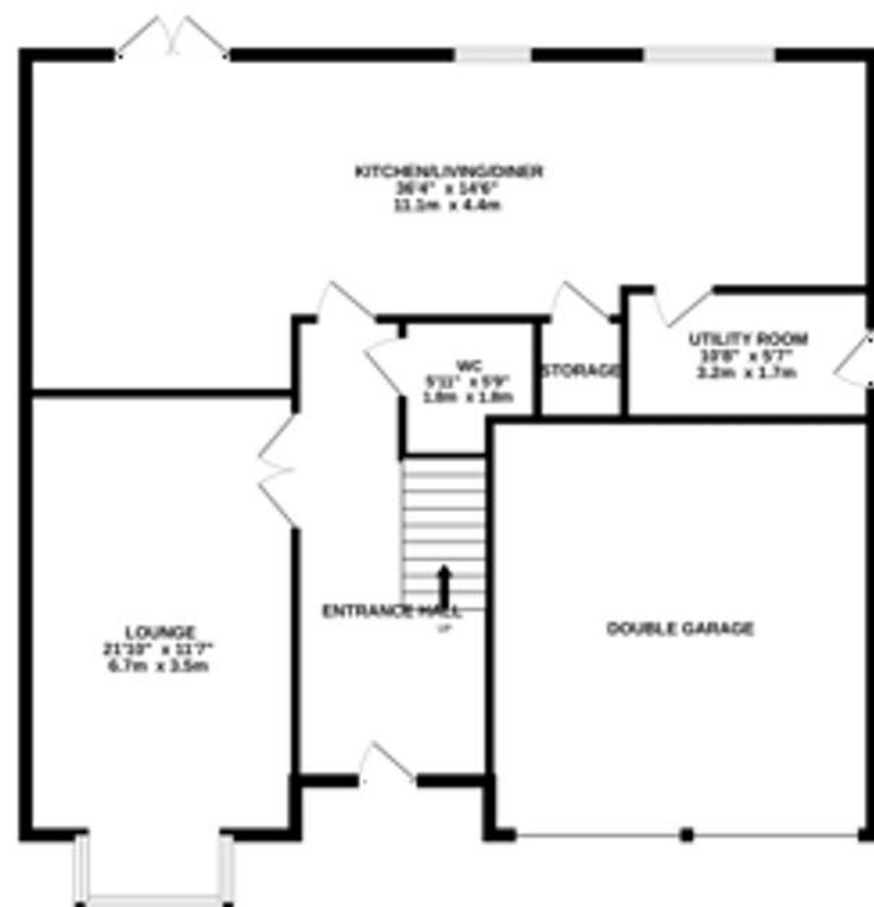
Square Ft- 1991/ 185m2

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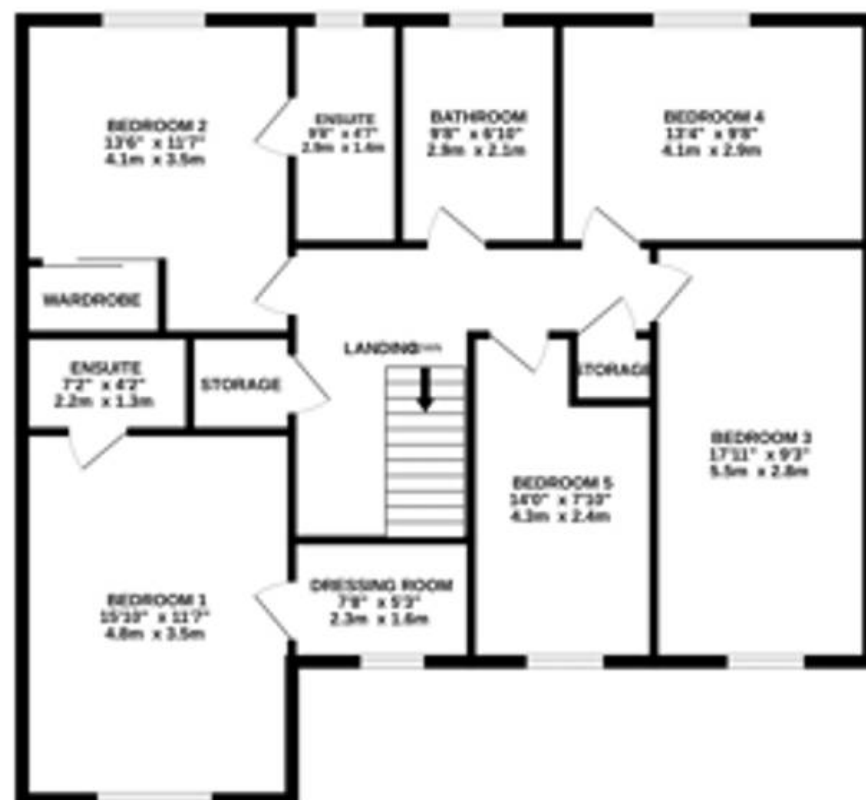




GROUND FLOOR



1ST FLOOR



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