



6 Carnethy Walk, Livingston

Offers Over £500,000

6 Carnethy Walk

Livingston

Beautifully presented and finished to an impressive standard throughout, this substantial five bedroom detached home by Miller Homes offers an exceptional amount of space, stylish interiors and a superb layout designed around modern family living. With two en-suite bedrooms, an impressive open-plan kitchen, dining and family room, an integral double garage and a beautifully landscaped southeast facing garden, this is a home that certainly delivers on both style and practicality.

Stepping inside, a welcoming entrance hallway sets the tone, with contemporary grey floor tiles, fresh neutral décor and a staircase leading to the upper floor. A stylish downstairs WC adds everyday convenience.

To the front of the property, the elegant lounge is a wonderfully proportioned space, with a beautiful bay window creating an attractive focal point and allowing natural light to flood the room. Warm wood effect flooring and tasteful décor give the room a lovely sense of comfort, making it the perfect place to unwind.

The real heart of this home is the impressive open plan kitchen, dining and family room, stretching across the rear of the property. Designed with both family life and entertaining in mind, this fantastic space offers a seamless combination of cooking, dining and relaxing.

The kitchen features a stunning range of grey shaker-style cabinetry, complemented by sleek worktops, integrated appliances and a generous breakfast bar with seating. The dining area comfortably accommodates a large table, while the adjoining family area provides a second, more informal living space. French doors open directly onto the rear garden, bringing plenty of natural light into the room and creating a lovely connection between indoors and out.

A separate utility room, complete with coordinating cabinetry, worktop space and an external door, is another welcome addition, keeping the practical side of family life neatly tucked away.

Upstairs, the spacious landing leads to five well-proportioned bedrooms, all beautifully presented with contemporary flooring and neutral finishes.

The principal bedroom offers a peaceful retreat, with generous proportions and its own stylish en-suite shower room, finished with modern grey tiling and contemporary fittings.

Bedrooms two and three are particularly impressive, both benefiting from premium Sharps fitted bedroom furniture, including beautifully designed wardrobes, drawer units and bedside cabinets. These high-quality fitted furnishings provide excellent storage while making the most of the available space. Bedroom two also enjoys the luxury of a private en-suite shower room.



Bedrooms four and five offer further flexibility, ideal for growing families, visiting guests or those looking for additional space to work from home.

Completing the upper floor is the beautifully appointed family bathroom, featuring a separate shower enclosure, bath, wash hand basin and WC, all complemented by stylish grey tiling.

Outside, the southeast facing rear garden is every bit as impressive as the interior. Beautifully landscaped with extensive decorative paving, artificial lawn areas, raised planting beds and an elevated seating area, this fantastic outdoor space has been designed for low maintenance enjoyment. With plenty of room for alfresco dining, entertaining and family time, it offers a wonderful extension of the living accommodation.

A substantial double garage provides excellent parking and additional storage, completing this superb family home.

With its generous proportions, quality finishes, premium Sharps bedroom furniture and beautifully designed living spaces, this outstanding Miller Homes property offers a wonderful opportunity to enjoy modern family living in one of Livingston's most sought-after residential areas.

Situated within the highly desirable Murieston area of Livingston, Carnethy Walk enjoys a fantastic location particularly popular with families. The area offers excellent local schooling, including Williamston Primary School and James Young High School, alongside a range of everyday amenities. Murieston Trail provides beautiful woodland walks and scenic routes, perfect for outdoor enthusiasts, while the popular Trail Bean Café is a lovely local spot for coffee and refreshments. Livingston South Train Station is conveniently located nearby, offering regular services to Edinburgh and Glasgow, with easy access to the M8 motorway for commuters. Livingston's extensive shopping and leisure facilities, including The Centre and Livingston Designer Outlet, are also just a short drive away.

Home Report Value- £510,000

EPC - B

Council Tax Band - G

Square Ft- 1776/ 165m2

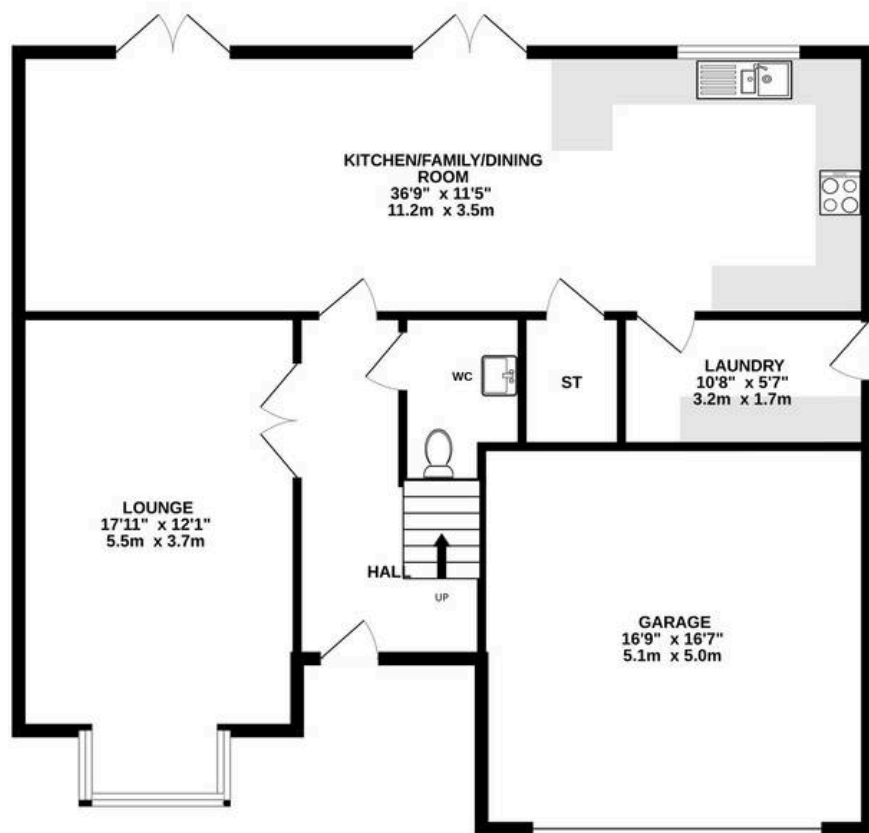
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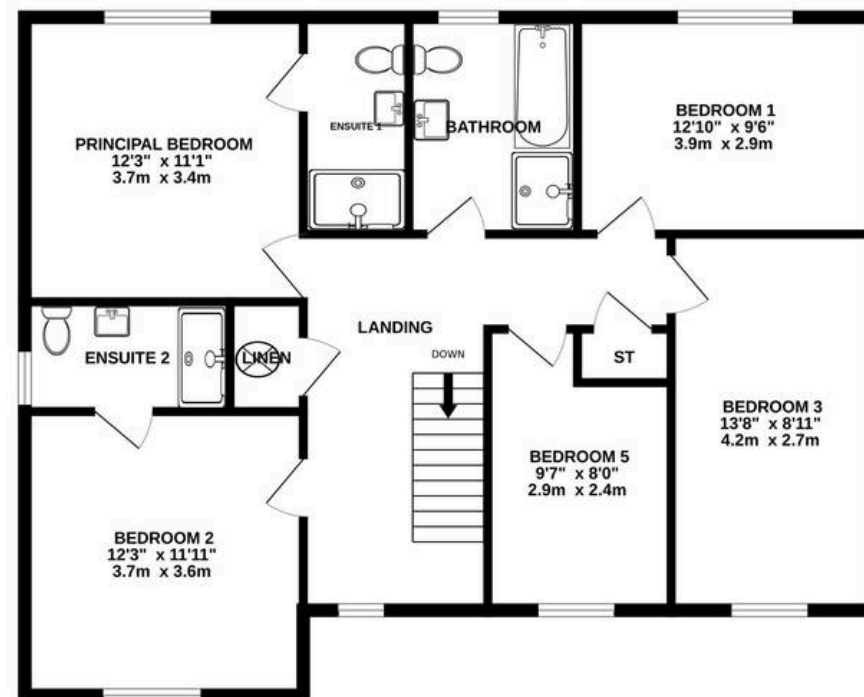




GROUND FLOOR



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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