

1 Murieston Green, Murieston

Offers Over **£550,000**

1 Murieston Green

Welcome to 1 Murieston Green, an impressive four bedroom detached family home set within one of Livingston's most desirable residential areas. Beautifully maintained and offering generous accommodation throughout, this wonderful property combines traditional character with modern upgrades, excellent storage and beautifully established gardens, creating an exceptional setting for family living.

Stepping inside, you are welcomed by a bright and spacious entrance hallway, where quality oak internal doors and an elegant oak staircase immediately create a sense of warmth and character. The thoughtfully designed layout offers a natural flow, with useful storage cupboards conveniently positioned throughout the home.

The impressive lounge is a particularly charming space, extending over 21 feet in length and offering excellent proportions for both everyday relaxation and entertaining. Large windows allow natural light to fill the room, while a beautiful limestone fireplace with a gas fire creates an elegant focal point, adding warmth and timeless appeal.

Continuing through the home, the modern upgraded kitchen is both stylish and practical, featuring sleek high gloss cabinetry, contrasting worktops, integrated appliances and subtle feature lighting. An instant hot water tap adds a further touch of luxury, while the generous proportions allow for an informal dining area within the kitchen itself, creating a welcoming space for morning coffee, family breakfasts and everyday dining.

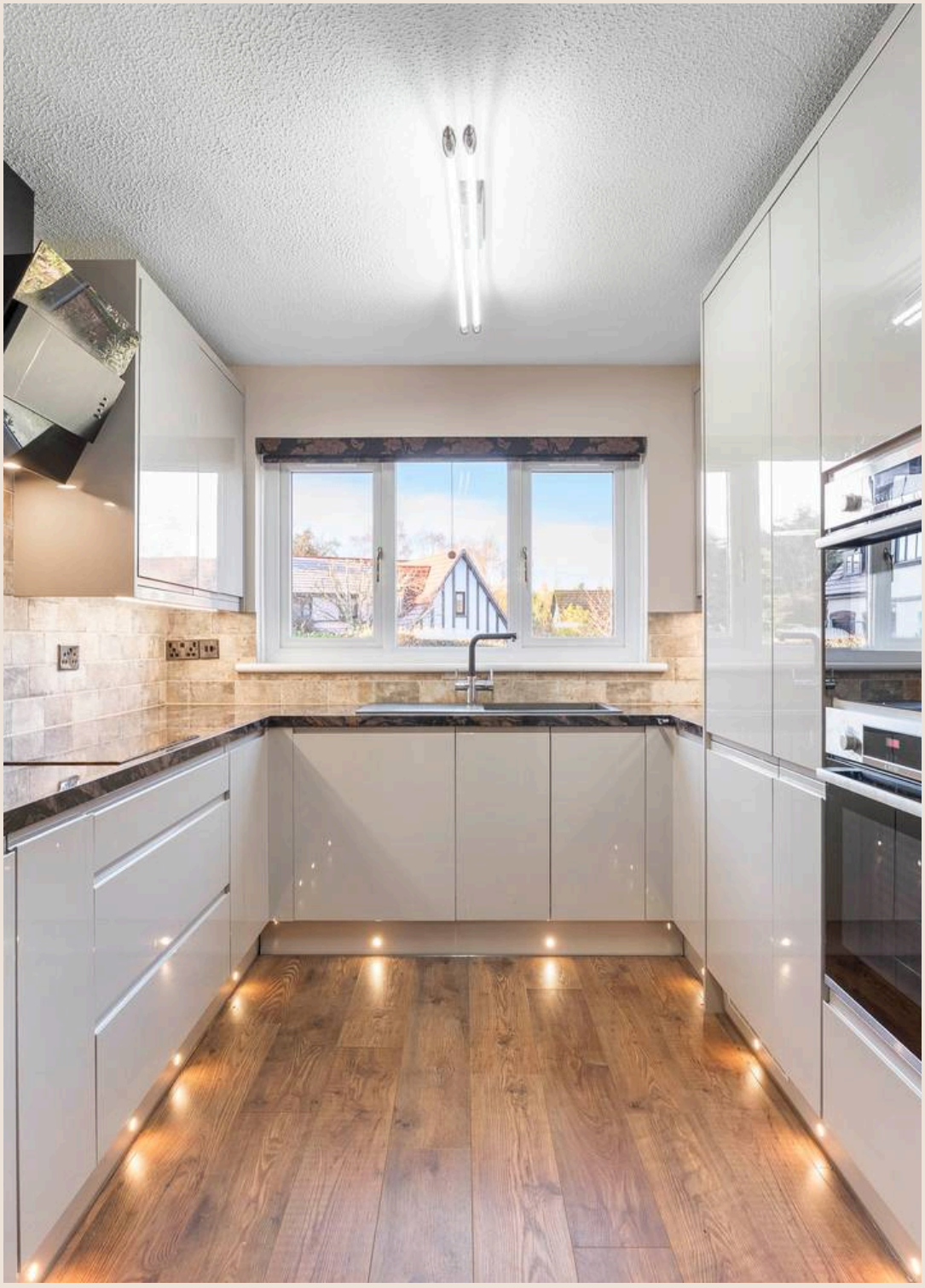
For more formal occasions, the separate dining room provides a perfect setting for entertaining family and friends, with ample space for a substantial dining table. Completing the ground floor is a practical utility room offering additional workspace, storage and a conveniently positioned WC and further built-in cupboards.

Ascending the beautiful oak staircase, the spacious upper landing provides access to four well proportioned bedrooms, the family bathroom and several additional storage cupboards, a particularly valuable feature for busy family life.

The impressive principal bedroom offers generous proportions, attractive décor and fitted mirrored wardrobes, creating a comfortable and relaxing retreat. The adjoining contemporary en-suite has been finished to an excellent standard, featuring a spacious shower enclosure, stylish vanity unit, illuminated mirror, WC and the added convenience of a separate bidet.

The remaining three bedrooms offer excellent flexibility, with two further generously sized doubles and a fourth bedroom that would work equally well as a guest room, nursery or dedicated home office.

The beautifully appointed family bathroom continues the home's quality finish, featuring contemporary fittings, a bath with overhead shower, stylish wall finishes and a heated towel rail. Underfloor heating adds a welcome touch of everyday luxury.



Stepping outside, the property enjoys a wonderfully established and generously proportioned rear garden, providing a peaceful and private setting to relax and unwind. An expansive lawn is surrounded by mature shrubs, attractive planting and thoughtfully landscaped borders, while spacious paved patio areas offer plenty of room for outdoor dining and entertaining.

A particularly charming addition is the timber garden retreat, complete with a sheltered seating area, creating the perfect location to enjoy the garden throughout the seasons.

To the front, the attractive garden and generous driveway complement the home's distinctive exterior, while the integral double garage provides excellent parking and additional storage. An EV charging point offers further convenience and the installation of a new boiler in January 2026 provides additional peace of mind.

Murieston Green is one of Livingston's most sought after residential areas, admired for its peaceful surroundings, established neighbourhoods and excellent family friendly amenities.

The area benefits from access to well regarded schools, including Williamston Primary School and James Young High School, subject to catchment confirmation. The picturesque Murieston Trail offers beautiful woodland walks, while the popular Trail Bean Café provides a lovely local spot for coffee and refreshments.

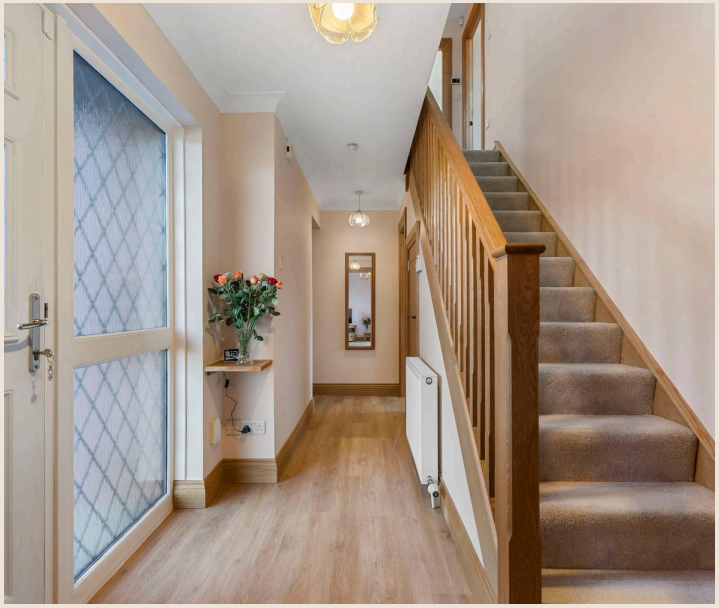
Livingston South railway station offers convenient connections towards Edinburgh and Glasgow, with excellent road links via the nearby A71 and M8. Livingston's extensive shopping, dining and leisure facilities, including The Centre and Livingston Designer Outlet, are also within easy reach.

With its generous accommodation, quality finishes, exceptional storage and beautiful gardens, 1 Murieston Green is a home that offers so much more than simply space. Lovingly maintained and thoughtfully upgraded, it presents a wonderful opportunity for its next owners to settle into one of West Lothian's most desirable locations and truly make it their own.

Home Report Value- £575,000
EPC - C
Council Tax Band - G
Square Ft- 1690/ 157m2



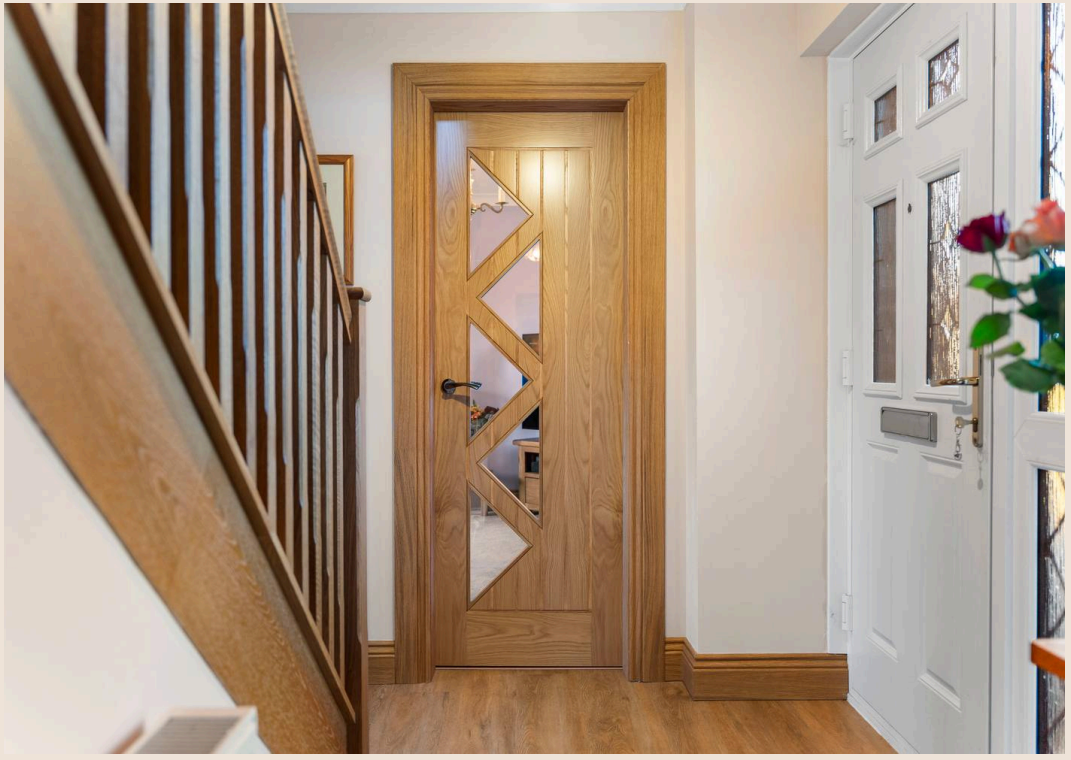




BRIDGES PROPERTIES


AEG
INDUCTION







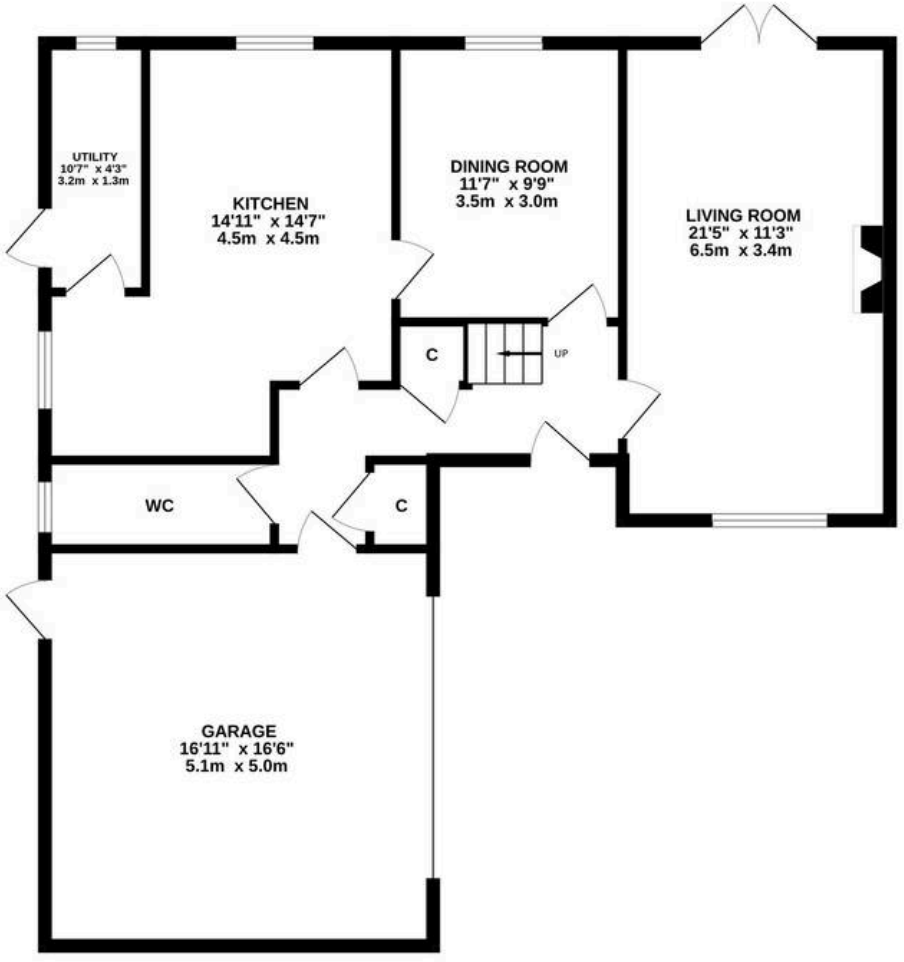




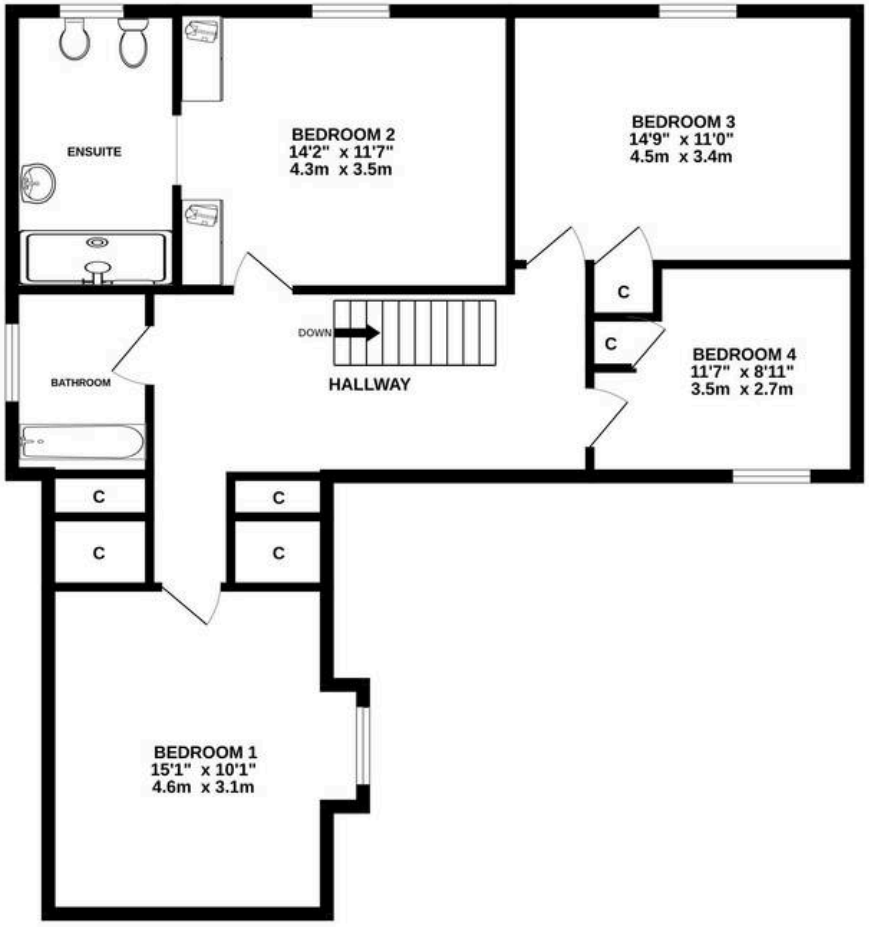




GROUND FLOOR



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.
Made with Metropix ©2026

BRIDGES PROPERTIES



Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/