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4 Roy Drive, Murieston, EH54 9HY

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Roy Drive, Murieston



Occupying an expansive corner plot and boasting a double garage, driveway, and gardens, this is a spectacular five-bedroom detached family home in desirable Murieston.

The ground floor impresses with four exceptional living and reception areas each exquisitely designed. From the dual-aspect living room to the elegant dining room and a design-led dining kitchen with a cosy snug, utility, and garden access, every space exudes style and comfort. A versatile lounge adds further flexibility to the layout and there is a convenient WC. Boasting five double bedrooms, including a breathtaking principal with a luxurious en-suite bathroom and dressing room, the first floor also features an immaculate family bathroom.

Lying on a quiet cul-de-sac of similar properties and backing onto woodlands, the home offers a tranquil retreat yet mere minutes from Livingston's vibrant dining, retail, and leisure options.

What's special about this house

- Light-filled dual-aspect living room boasting an elegant interior of a statement accent wall, and a feature living flame fireplace set into a white mantle.
- Chic dining room featuring a tasteful décor and a glazed door leading to the garden.
- Versatile and sizeable lounge ideal for informal gatherings or for older children to retreat to.
- Spectacular dining kitchen with an adjacent utility room. Opening out to the alfresco area via a cosy snug, the U-shaped kitchen with breakfast bar, boasts white wall and floor units, light oak-effect worktops, a natural-hued splashback, and high-spec integrated appliances that include an extractor hood, induction hob, double oven, warming drawer, larder fridge and wine cooler.
- Luxurious principal double bedroom featuring a dressing area, built-in mirrored wardrobes, and an indulgent en-suite bathroom.
- Landscaped rear garden comprising of a neat lawn, decking, decorative stones, and a peaceful corner seating area nestled beneath an attractive pergola, perfect for family life and entertaining.
- Ample off-street parking provided for by the monoblock driveway, and a detached double garage.









Location and Amenities

- Catchment for Williamson Primary School and James Young High School. A short drive from West Lothian College and St John's Hospital.
- A desirable residential setting, just a 5-minute drive from Murieston Wood and Bankton Retail Centre. There is also a pharmacy, medical centre, and dental practice nearby.
- 15-minute drive from the exclusive Deer Park Golf and Country Club.
- Ideal commuter location close to the M8 with easy access to Edinburgh (20 miles) and Glasgow (31 miles); the M9 is a short drive.
- Livingston South Railway Station with regular and swift links to Edinburgh and Glasgow is just over a 10-minute drive.
- Edinburgh International Airport is just 15 miles away from the property.
- Scenic green spaces include Murieston Wood, Almondell and Calderwood Country Park.

“A spacious five-bedroom home offers stylish living areas, a double garage, and gardens, ideal for modern families near Livingston’s amenities.”

Home Report valuation	£ 600 000
Internal floor area	307m ²
School catchment	Williamson Primary School and James Young High School
EPC Rating	Band C
Council tax band	Band F
Train station	Livingston South Station West Calder Station

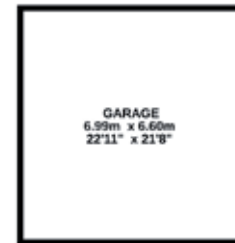
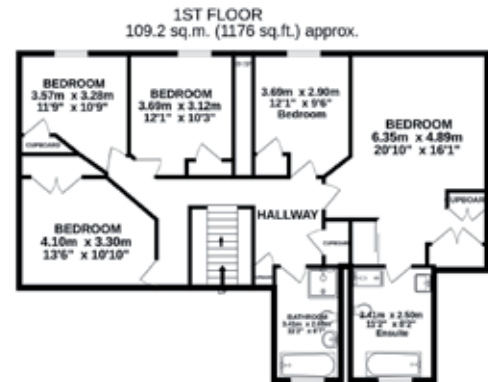
Extras

All floor coverings, all light fittings, all blinds, and all curtains are included.

Ground Floor



First Floor



Dimensions

Ground Floor

Living Room	7.10m x 4.21m
Kitchen/Diner	8.04m x 5.32m
Dining Room	4.00m x 3.56m
Lounge	6.79m x 5.63m
Utility	3.10m x 1.70m
WC	2.78m x 1.99m
Garage	6.99m x 6.60m

First Floor

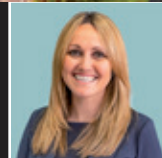
Bedroom (1)	6.35m x 4.89m
Bedroom (2)	4.10m x 3.30m
Bedroom (3)	3.69m x 3.12m
Bedroom (4)	3.57m x 3.28m
Bathroom	3.41m x 2.00m
Ensuite	2.50m x 3.41m

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Gillian Greenwell
Director

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.