



45 West Cairn View  
MURIESTON | LIVINGSTON | EH54 9FF

  
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Exquisitely designed 5 bed detached home benefiting from carefully considered interior specification, which features thoughtful design elements and an acute attention to detail that the multi-award winning Cala Homes has become known for.

This stunning home is a natural choice for a growing family, offering substantial and light filled living space which is presented to the market in immaculate order throughout. The property commands an enviable position on the development, to the end of a tranquil cul-de-sac, enjoying picturesque views over rural land and comes with the added attraction of a fully enclosed child friendly back garden.

- Entrance vestibule with fitted storage
- Welcoming reception hall
- Extremely spacious living room open to
- Formal dining area
- Superbly appointed kitchen/dining/family room which comes complete with integrated Siemens appliances and French doors opening onto rear garden
- Utility room with access to garage
- Useful study/office with window to front
- Galleried style upper landing
- Delightful dual-aspect master bedroom with extensive fitted storage and luxurious en-suite shower room
- Four further bedrooms, two with en-suites
- Exquisite family bathroom featuring a contemporary white suite and separate shower enclosure
- Private gardens to front and rear
- Multi-car driveway leading to double garage with power, lighting and electronically operated door

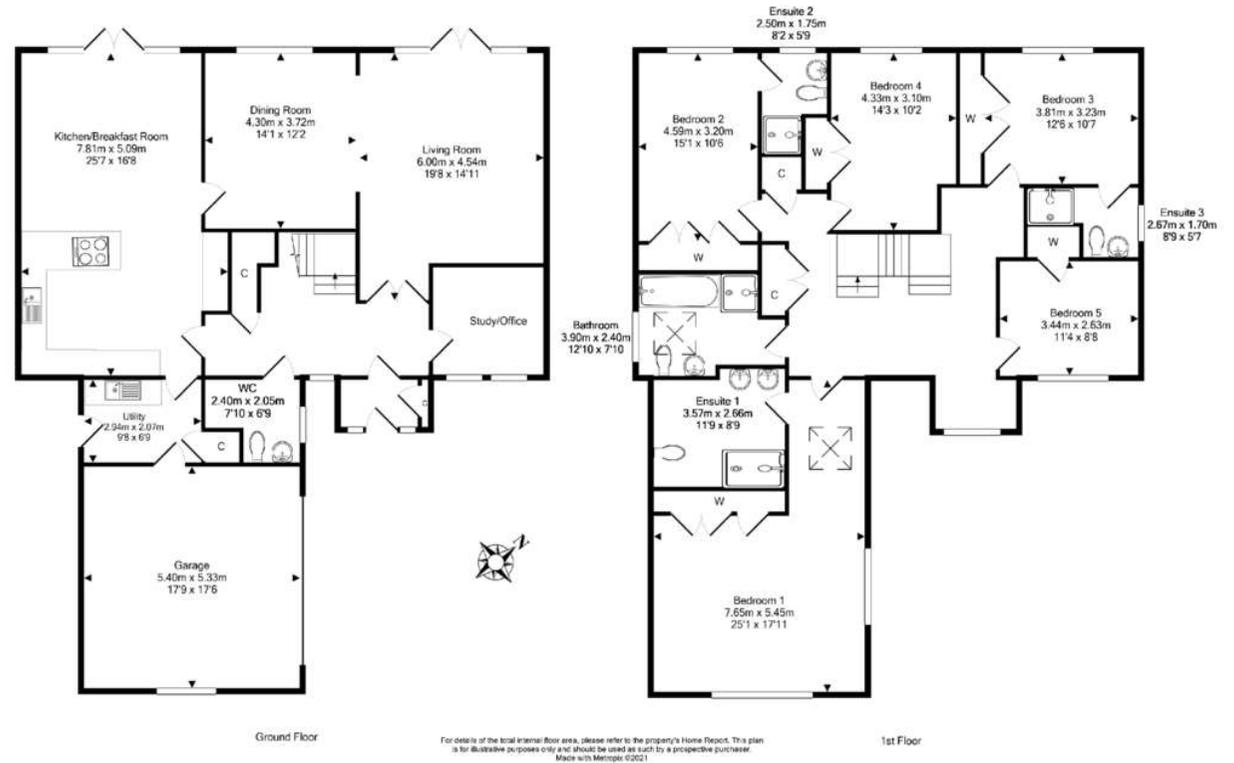
Fitted floor coverings, integrated 5-burner gas hob with extractor hood above, oven, microwave with heating plate underneath, fridge/freezer, and dishwasher are included, whilst some furnishings are available by separate negotiation. EPC Rating B

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



West Lothian offers a wide spectrum of opportunities to its residents. Whilst there remain large areas of agricultural land and open countryside, allowing the enjoyment of many pursuits, such as walking, cycling and horse riding, the principal West Lothian towns provide excellent amenities. Livingston has a superb range of facilities. For shoppers, the Almondvale Centre and Livingston Designer Outlets (formerly McArthur Glen) are ideal for browsing. Virtually every possible amenity is catered for in and around the town, including sport and leisure centres, swimming and golfing. Deer Park Golf and Country Club offers golf and leisure facilities, ten-pin bowling, a restaurant and bar. In addition, Beecraigs and Almondell Country Parks and the banks of the River Almond are easily accessible. Schooling at all levels is provided. Livingston sits within the central belt of Scotland and is an ideal base for commuters, having good road and rail links to Edinburgh, the Airport and Glasgow, whilst regular bus routes run nearby providing local services.





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