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11 West Kip Walk, Livingston, EH54 9FA

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# 11

## West Kip Walk, Livingston



**Located in desirable Murieston and designed by Bellway Homes, this spacious five-bedroom detached house boasting chic inviting interiors, high-spec finishes, and a stunning landscaped rear garden, epitomises the best in modern living.**

Including a double garage and driveway, the home spanning two floors features an elegantly decorated lounge; an immaculate design-led dining kitchen that opens to the rear garden and benefits from a utility room, and a guest WC; four double bedrooms, two with luxurious en-suites and one with an enviable walk-in wardrobe/bedroom 5; and a contemporary family bathroom.

With commuter links, schools, green spaces, and amenities on the doorstep, this property offers an exceptional lifestyle in a superb location.

## What's special about this house

- Outstanding detached five-bedroom Bellway property featuring stylish interior design, high-spec finishes, a spacious layout, and a wonderful garden.
- Chic lounge at the front of the property, decorated in a grey and white palette with plush carpeting.
- Stunning contemporary dining kitchen opening to the south-west facing rear garden, with under-base-lit gloss two-tone grey wall and floor cabinetry, smooth white worktops, and high-spec AEG integrated appliances, including an eye-level grill, oven, gas hob, ceiling extractor hood, and fridge/freezer. A breakfast bar seats two comfortably, and an adjacent utility room with garden access ensures clutter-free convenience.
- Luxurious principal double bedroom that boasts a Juliet balcony, a walk-in wardrobe, and a spa-like ensuite with a hidden cistern WC, washbasin, and shower enclosure.
- Beautifully landscaped rear garden featuring an ASTROTURF lawn, porcelain paving, and a gazebo.
- Off-street parking provided for by a monoblock driveway (with EV charging point) and an integral double garage.















# Location and Amenities

- Catchment for Williamston Primary School, and James Young High School. A short drive from West Lothian College and St John’s Hospital.
- Within easy reach of the exclusive Deer Park Golf and Country Club.
- The Centre Livingston and Livingston Designer Outlet are a ten-minute drive, providing a wide variety of high street stores, boutiques, cafès, a VUE cinema, an ASDA supermarket, and casual dining options.
- Ideal commuter location close to the M8 with easy access to Edinburgh (17 miles) and Glasgow (36 miles); the M9 is a short drive.
- Livingston South Railway Station with regular and swift links to Edinburgh and Glasgow is a 5-minute drive.
- Edinburgh International Airport is just 11 miles from the property.
- Green spaces include Bankton Mains Park, Bellsquarry Wood, and Almond Valley Heritage Park.

“This five-bedroom house offers chic interiors, high-spec finishes, a landscaped garden, a double garage, and excellent commuter links.”

Home Report valuation	£ 495,000
Internal floor area	199m <sup>2</sup>
School catchment	Williamston Primary School, and James Young High School
EPC Rating	Band B
Council tax band	Band G
Train station	Livingston South Station

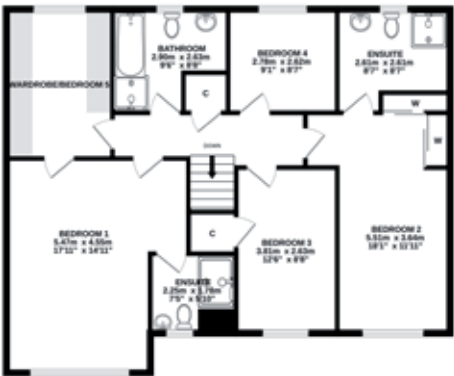
## Extras

All floor coverings except the gym flooring in garage, all light fittings, all blinds, all curtains are included.

Ground Floor



First Floor



## Dimensions

Ground Floor	
Lounge	6.02m x 3.38m
Kitchen / Dining	9.10m x 3.26m
Utility Room	2.11m x 2.08m
WC	2.50m x 1.10m
Garage / Gym	6.00m x 3.02m

First Floor	
Bedroom (1)	5.47m x 4.55m
Bedroom (2)	5.51m x 3.64m
Bedroom (3)	3.81m x 2.63m
Bedroom (4)	2.78m x 2.62m
Bathroom	2.90m x 2.63m
Ensuite (1)	2.25m x 1.78m
Ensuite (2)	2.61m x 2.61m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

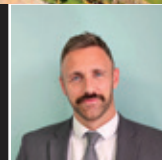


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**Steven Irvine**  
Property Manager

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