



## 1 Northfield Meadows

Longridge, EH47 8SA

Offers over £295,000



Set within a sought after residential development in the peaceful village of Longridge, this impressive 3 bedroom detached bungalow with extensive plot offers a wonderful home for a variety of buyer ages. Located at the southern end of the village, Northfield Meadows is a popular and established location where property seldom comes to the market. The village is a short drive from the larger neighbouring town of Whitburn, where an access point to the M8 motorway will offer equidistant travel to Edinburgh and Glasgow. Similarly a short walk to the south from the property will find Breich train station, where an hourly service offers a further commuting link. A primary school can be found within Longridge for those with a young family, whilst a secondary school and selection of shops and services can be found 2 miles to the north in Whitburn.



Description

The property itself offers over 1100 sqft of versatile accommodation, with a spacious main living and dining room flowing into a sizeable conservatory at the rear, offering ample space to relax and entertain alike. The fitted kitchen includes a handy selection of cabinets alongside integrated and free-standing appliances that will remain as a part of the sale. The 3 double bedrooms are each equipped with fitted wardrobes for daily necessities, with further storage for everyday items found in the hallway and partially floored attic area. A stunning 4 piece bathroom with feature bath and walk-in shower enclosure is a particular highlight, beautifully styled with contemporary tiling and underfloor heating to meet daily needs. Gas central heating and double glazing throughout offer further practical comfort, with a new boiler installed in 2023. Externally the property occupies an excellent plot, with large driveway and enclosed garden at the front allowing ample off-street parking space. To the rear is a superb, west facing garden that offers an extensive lawn for children to play and a decked terrace and pergola for the adults to relax and enjoy the sunny weather.

Location

The village of Longridge is well located within Central Scotland on the main route south to Lanark and with other major roads including the M8 motorway and A71 within short driving distance. Nearby rail stations at Fauldhouse and Breich provide a regular service to Edinburgh and Glasgow. The village caters for everyday needs with a small variety of shops and a primary school. A more comprehensive range of services and schooling can be found in Whitburn and Bathgate.

Living Room 25'6" x 14'3" (7.78m x 4.36m)

Kitchen 11'1" x 11'0" (3.38m x 3.36m)

Conservatory 14'3" x 12'11" (4.36m x 3.94m)

Bedroom 1 11'10" x 11'8" (3.63m x 3.57m )

Bedroom 2 11'8" x 12'9" (3.57m x 3.89m)

Bedroom 3 10'7" x 9'6" (3.23m x 2.92m)

Bathroom 11'0" x 7'5" (3.36m x 2.28m)

Extras

All blinds, light fittings, floor coverings, integrated appliances, washing machine and tumble dryer included in the sale. Hot tub available subject to separate negotiation.

Key Info

Home Report Valuation: £300,000

Total Floor Area: 104m2 (1120 ft2)

Parking: Driveway

Heating System: Gas

Council Tax: E - £2724.94 per year

EPC: C

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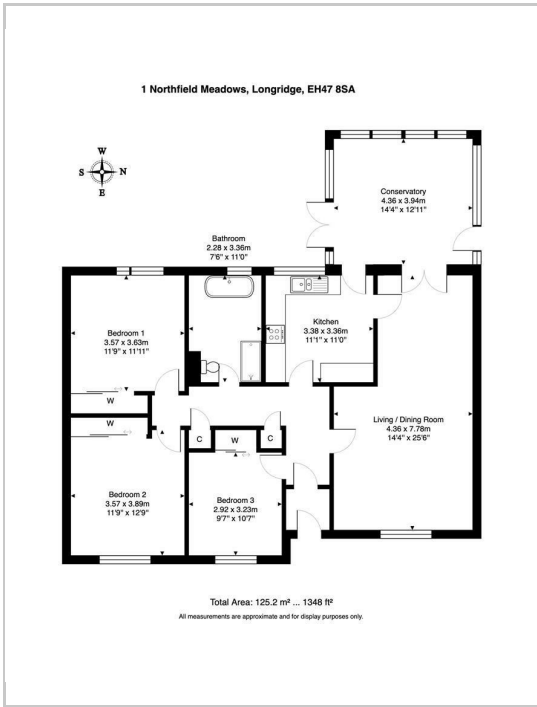
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Area Map



Floor Plans



Energy Efficiency Graph

