



## 3 Northfield Meadows

Longridge, EH47 8SA

Offers over £270,000



We are delighted to present to the market an excellent opportunity to acquire a well-positioned, move-in ready detached bungalow in a desirable location in the village of Longridge. Situated at the entrance to sought after Northfield Meadows, this 3 bedroom bungalow offers an ideal choice to families or empty nesters alike who are looking to move to benefit from single level living. The location is a short drive from the larger towns of Whitburn, Bathgate and Livingston with an access point to major commuter routes including the M8 and A71 within easy reach from the property itself. A further commuter link can be found with a nearby train station, whilst a primary school within the village will assist for those with young children.



Description

The property enjoys a spacious and versatile layout, perfect for those downsizing yet looking to retain a comfortable sized home. The welcoming entrance hall leads to a light-filled living room with lovely views over the front garden, while the modern fitted kitchen provides a range of ample storage units, appliances that will remain as part of the sale and generous space for a table that is ideal for everyday family life. To the rear, a conservatory addition offers an alternative living space overlooking the back garden. There are 3 well-proportioned bedrooms, offering flexibility for use as guest accommodation, a home office, or hobby space, along with a contemporary family bathroom, comprising a 4 piece suite. Two of the bedrooms benefit from fitted wardrobes to perfectly store everyday items. Externally, the bungalow sits on a generous plot with ample off-street parking for multiple vehicles and a low-maintenance front garden. To the rear, a beautiful west-facing garden captures the afternoon and evening sun and is perfect for relaxing or entertaining outdoors.

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 15'5" x 13'1" (4.72m x 4.01m)

Dining Kitchen 16'10" x 9'9" (5.15m x 2.98m)

Conservatory 11'1" x 10'7" (3.40m x 3.23m)

Bathroom 9'9" x 5'6" (2.98m x 1.68m)

Bedroom 1 12'9" x 9'9" (3.89m x 2.98m)

Bedroom 2 13'3" x 9'0" (4.04m x 2.75m)

Bedroom 3 9'5" x 8'9" (2.88m x 2.67m)

Garage 17'11" x 9'4" (5.48m x 2.87m)

Extras

All blinds, light fittings, floor coverings and kitchen appliances included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £275,000

Total Floor Area: 85m2 (915 ft2)

Parking: Driveway & Garage

Heating System: Gas

Council Tax: D - £2115.84 per year

EPC: C

Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

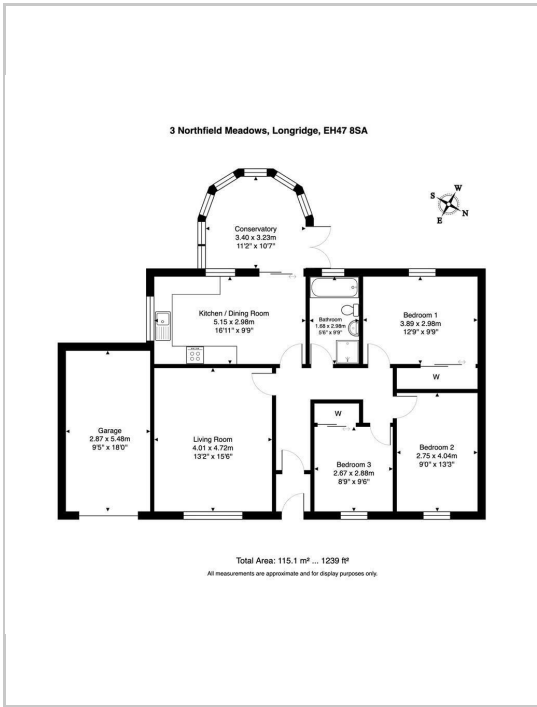
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or complete the enquiry form on our website [www.browncoproperties.co.uk](http://www.browncoproperties.co.uk). A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on our website and should be viewed at your earliest convenience.

These particulars are produced in good faith and do not form any part of contract. Measurements are approximates, taken via a laser device at their widest point and act as a guide only. The content of this advert and associated marketing material is copyright of Brown & Co Properties and no part shall be replicated without our prior written consent.

Area Map



Floor Plans



Energy Efficiency Graph

