



28 Main Street

Longridge, EH47 8AD

Offers over £215,000



We are delighted to present “Myrtle Cottage” to the market, a wonderfully upgraded period property in a small village location that must be viewed to be fully appreciated. Located on Main Street in Longridge, the property is a convenient base within Central Scotland for commuters, with easy access nearby to major road networks such as the M8 and A71, whilst a train station can be found a short walk to the south in neighbouring Breich. A local primary school serves the village, with shuttle bus leading to secondary schools in nearby Whitburn and Blackburn. The larger towns of Bathgate and Livingston are a short drive away, providing a wide range of shopping and recreational amenities to cater for a variety of needs. Scenic countryside walks link throughout the neighbouring communities, perfect for those keen to get outdoors and explore.



Client Comments

"Welcome to our much-loved cottage — thoughtfully restored back to its 19th century origin while feeling fresh and modern. We've adored the sunny, private garden and the wonderful neighbours. The fully finished home salon has been a brilliant addition and provides a ready-made workspace or separate area for relaxing. It's been a joy to live here, and we hope the next owners love it as much as we have."

Description

Packed with charming character that is a hallmark of properties from the 19th century, this Victorian cottage has been tastefully maintained and enhanced by the present owner to offer a perfect balance of old and new. Offering a versatile layout comprising of 900 sqft, the property features 2 double bedrooms to the first floor alongside a ground floor bedroom that offers a multi-purpose having presently been utilised as a dining room for family meals. Fitted wardrobes to each of the upper bedrooms are ideal for storing everyday essentials. The bright and spacious living room enjoys feature wood burning stove, setting the atmosphere for cosy winter nights on the sofa. The contemporary fitted kitchen enjoys a range of storage cabinets for daily items alongside an integrated oven and American fridge-freezer that will remain as a part of the sale. A conservatory at the rear is a nice spot for a morning coffee or enjoying the garden views to the west. The family bathroom enjoys a sleek 3 piece suite with chrome mixer shower and stylish herringbone tiling. An adjacent cupboard in the hallway is plumbed for washing machine to act as a mini utility space. Gas central heating and double glazing throughout offer further practical comfort, whilst the front elevation has been sandblasted to restore a striking original feature. A driveway to the side provides off-street parking for a couple of cars, with the garden area enjoying sun all day given its west facing aspect. A further highlight is the rear garden room, currently set up as a home salon and providing potential for a home business to operate with some of the current items negotiable as a turnkey extra if desired.

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 16'5" x 11'8" (5.02m x 3.56m)

Kitchen 13'2" x 8'3" (4.02m x 2.52m)

Dining / Bed 3 13'2" x 7'8" (4.02m x 2.34m)

Conservatory 7'6" x 5'2" (2.31m x 1.59m)

Bathroom 5'6" x 5'5" (1.69m x 1.66m)

Bedroom 1 16'0" x 9'3" (4.90m x 2.84m)

Bedroom 2 11'9" x 11'6" (3.59m x 3.53m)

Extras

Extras included - all light fittings, blinds, fridge freezer.

Extras (open to negotiation) - washer dryer (bought in Oct 2025), salon furniture (chairs, mirrors, backwash massage chair). Side board not included.

Key Info

Home Report Valuation: £220,000

Total Floor Area: 83m2 (895 ft2)

Parking: Driveway

Heating System: Gas

Council Tax: C - £1880.75 per year

EPC: C

Disclaimer

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Area Map



Floor Plans



Energy Efficiency Graph

