

82 Langside Gardens

POLBETH, WEST LOTHIAN, EH55 8QU



*ENJOYS A MAGNIFICENT POSITION
SURROUNDED BY OPEN COUNTRYSIDE*



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Part-exchange available! McEwan Fraser is delighted to present this superb two-bedroom end-terraced house to the market. The property is presented in excellent condition and enjoys a magnificent position, surrounded by open countryside. This is an ideal starter home.

The accommodation is focused on a spacious through lounge which is naturally bright, neutrally decorated, and has plenty of space for a large suite and a dining table. The proportions will give a new owner plenty of flexibility to create their ideal entertaining space. The kitchen is adjacent to the living room and has a good range of contemporary base and wall-mounted units that are set against a tiled splash-back. A gas hob and an electric oven are integrated.



Climbing the stairs, the first-floor landing gives access to two double bedrooms, a bathroom, and a large storage space. Bedroom one is a spacious double with excellent levels of natural light and plenty of space for a full suite of bedroom furniture. Bedroom two is a further generous double. The contemporary bathroom has a modern three-piece suite, contemporary tiling, and a shower over the bath.

For extra warmth and comfort, the property has gas central heating and double glazing.

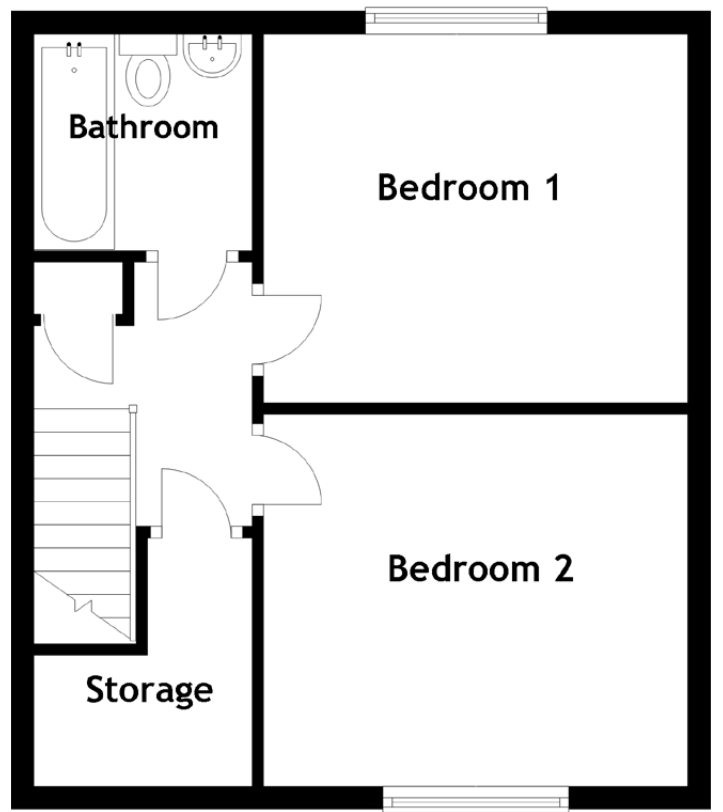
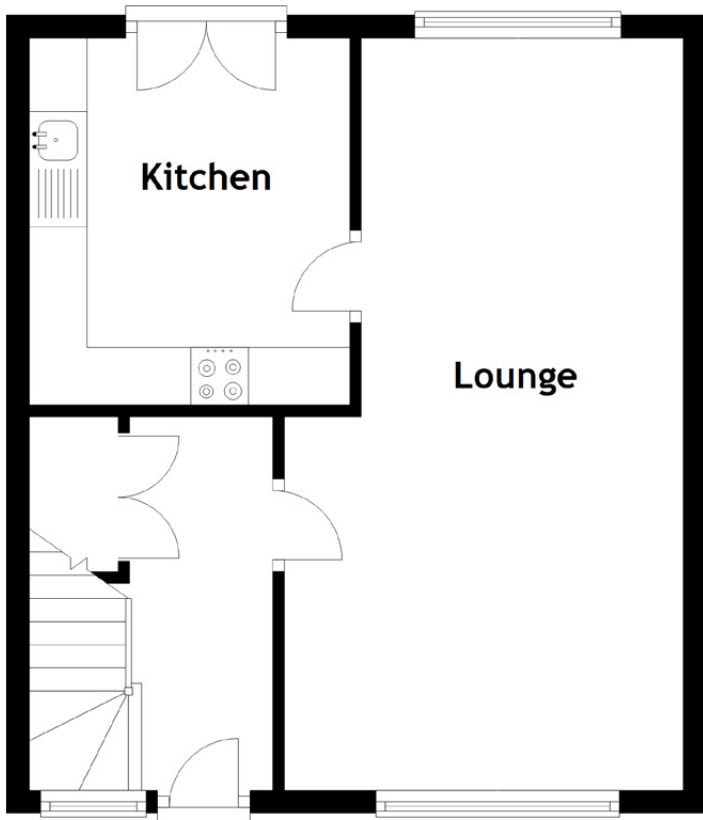




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	6.52m (21'5") x 3.46m (11'4")
Kitchen	3.18m (10'5") x 2.78m (9'1")
Bedroom 1	3.68m (12'1") x 3.20m (10'6")
Bedroom 2	3.68m (12'1") x 3.22m (10'7")

Bathroom	1.89m (6'3") x 1.88m (6'2")
Gross internal floor area (m ²): 75m ²	
EPC Rating: C	



Externally, there are private front and back gardens. The front garden has a mature lawn and stunning views over the surrounding countryside. The rear garden has a mature lawn and a large patio for entertaining.

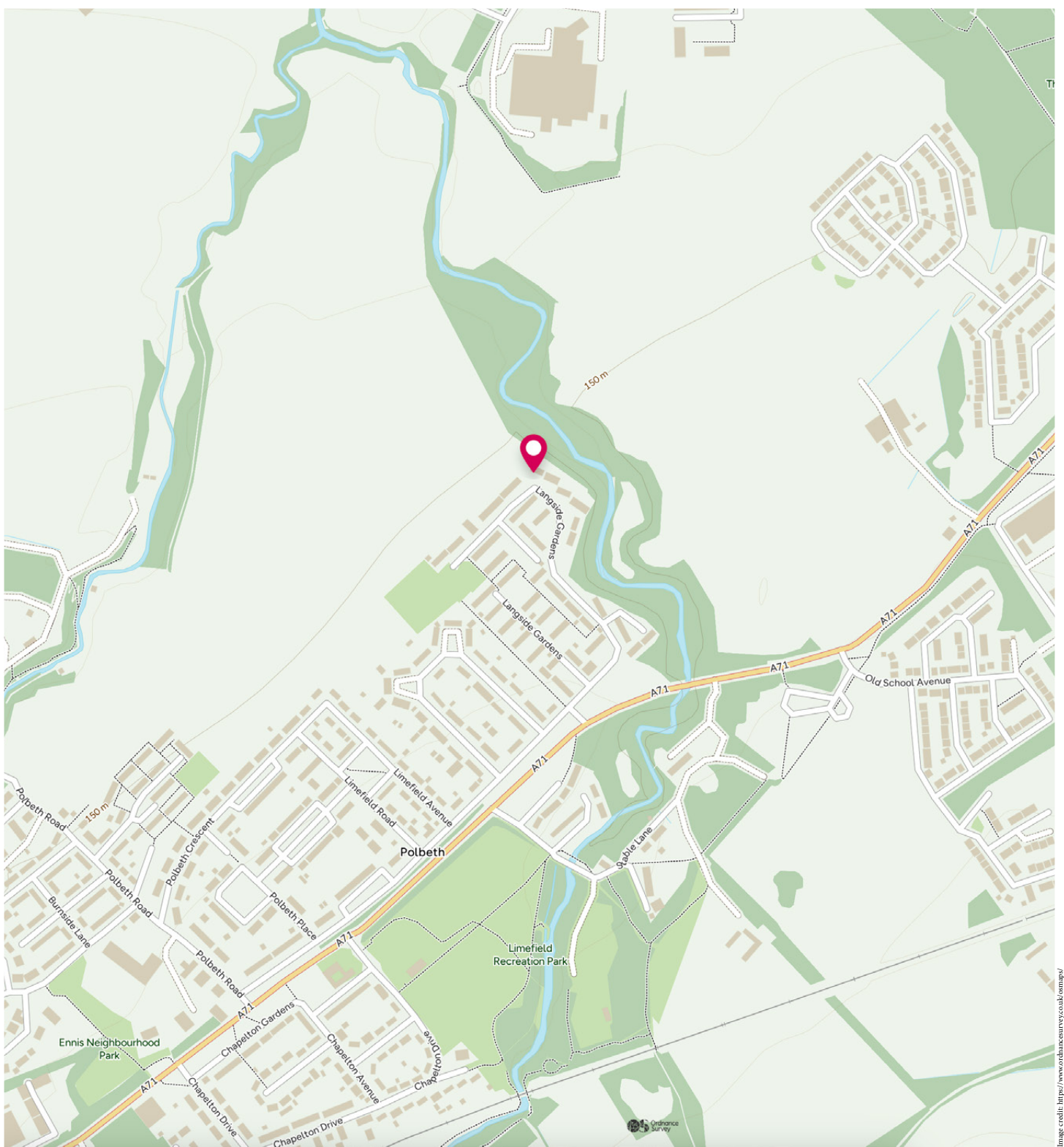




The village of Polbeth has excellent road links to the M8 and M9 motorways and a train station in nearby West Calder offers regular services to Edinburgh and Glasgow. The village has excellent amenities and professional services, as well as a good bus service. There are nursery, primary and secondary schooling within easy reach.

Less than 2 miles from Polbeth lies the town of Livingston. Livingston offers a superb selection of services with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, bank, building societies and professional services. The town boasts a fantastic array of shops from high street favourites to local retailers as well as the Livingston Designer Outlet.

The Location



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Exchange
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