



25 Langside Gardens, Polbeth

Offers Over £145,000





## 25 Langside Gardens

### Polbeth, West Calder

25 Langside Gardens, Polbeth, West Calder is a well-presented three-bedroom home offering spacious interiors, a landscaped garden, private garage, and a fantastic location close to amenities and commuter links. With an open-plan layout, modern finishes, and a peaceful village setting, this home is ideal for first-time buyers, families, or professionals looking for comfort and convenience.

As you step inside, you're welcomed by a bright and inviting hallway that sets the tone for the rest of the home. The hallway leads you into a stunning open-plan lounge and kitchen, which runs the full depth of the property. This generous space is flooded with natural light from dual-aspect windows at both the front and rear of the home, creating an ideal setting for both relaxing and entertaining. With ample room for a dining area, living space, and additional storage, it's a true hub of the home.

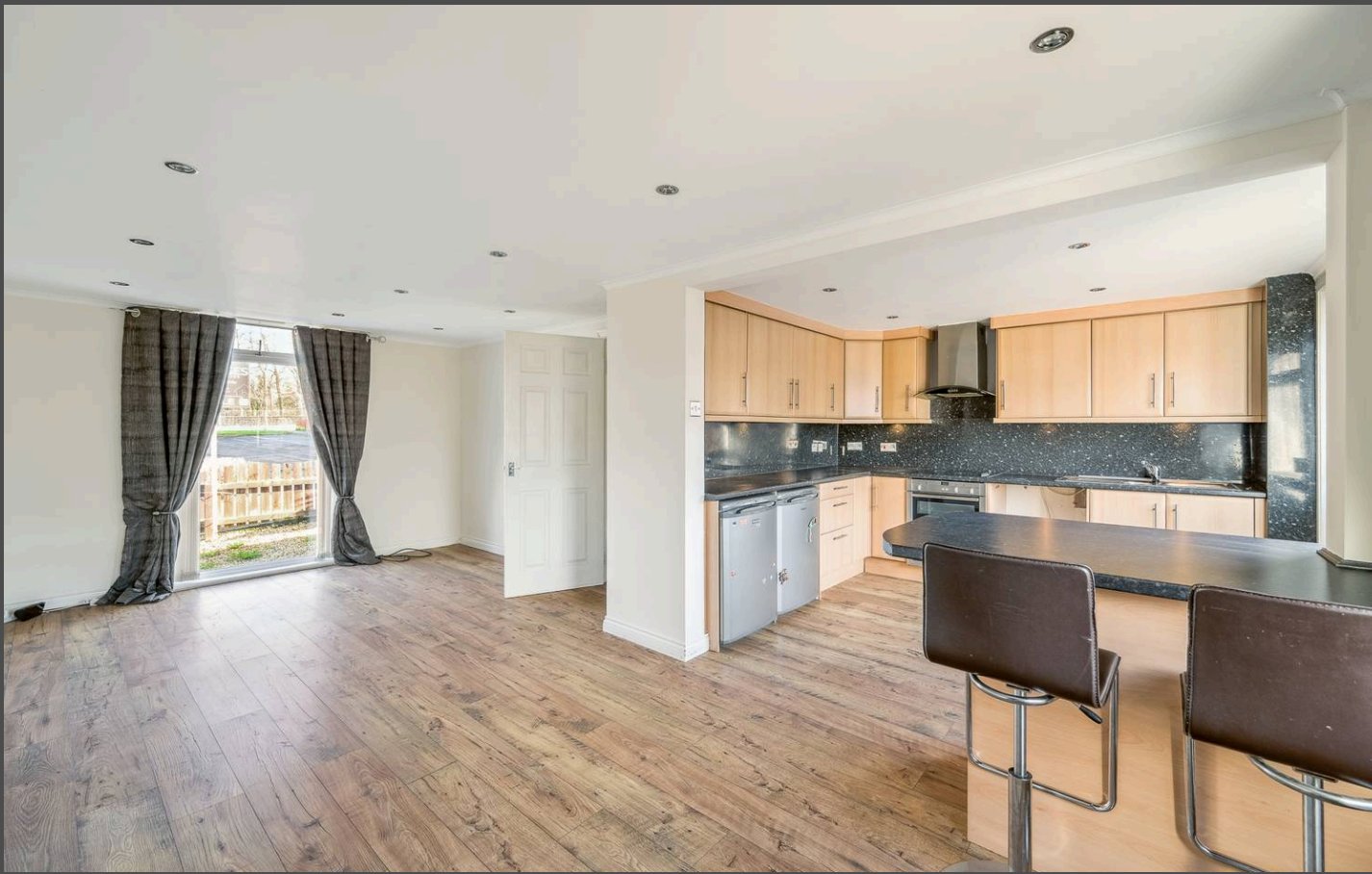
The kitchen is well-equipped and finished in a clean, modern style, featuring integrated appliances, including a built-in oven and hob. There's plenty of cupboard space and worktop area, making it perfect for cooking, hosting, and everyday family life.

Upstairs, the property offers three bedrooms, each thoughtfully designed.

Bedroom One is a spacious double that can comfortably fit a king-size bed, while still leaving plenty of room for additional storage or wardrobes. Finished with laminate wooden flooring, neutral grey walls, and spotlights, the space feels sleek.

Bedroom Two also accommodates a double bed with space to spare. Painted in a soft blue tone, it offers flexibility for use as a guest room or second main bedroom. The proportions of this room make it ideal for creating a relaxing and functional space.





Bedroom Three is a well-sized single room, currently styled with pink walls and ideal for use as a child's bedroom, nursery, or home office. It's a versatile space that offers excellent potential for growing families or remote workers.

The family bathroom is a well-designed three-piece suite, fully tiled in cream with decorative brown accents. The white bathtub, sink, and toilet keep the space feeling clean and fresh, while the spotlights add a modern touch. This is a functional and comfortable space, ready to enjoy.

The garden, positioned to the northwest, has been fully landscaped with concrete slab paving, making it low-maintenance and ideal for outdoor seating, dining, or entertaining in warmer months. It also offers access to the private garage, which is a fantastic addition—providing secure parking for one car, storage options, or potential for a small workshop. The garage is accessible from the rear garden, adding further convenience.

Externally, the property benefits from allocated parking and additional visitor spaces, ensuring parking is never an issue.

Located in the quiet and friendly area of Polbeth, the home offers excellent local amenities just a short stroll away, including a Scotmid Co-op, Little Whispers Sanctuary coffee shop, and Polbeth Fish and Chips. West Calder village is also just a short drive, offering takeaways, pubs, and more local shops.

Commuters will appreciate the easy access to Livingston South and West Calder train stations, both offering regular links to Edinburgh and Glasgow. The A71 also provides excellent road connectivity.

For shopping and leisure, Livingston Centre is nearby, home to a wide selection of retail outlets, supermarkets and restaurants. Nature enthusiasts will love the proximity to Murieston Trail and Bellsquarry Woods, both just a few minutes' drive and offering tranquil walks and scenic woodland routes—ideal for dog owners, runners, or anyone looking to enjoy the outdoors.

Families are also well catered for, with West Calder High School being the closest secondary, and West Calder Medical Centre and Pharmacy also nearby for healthcare needs.





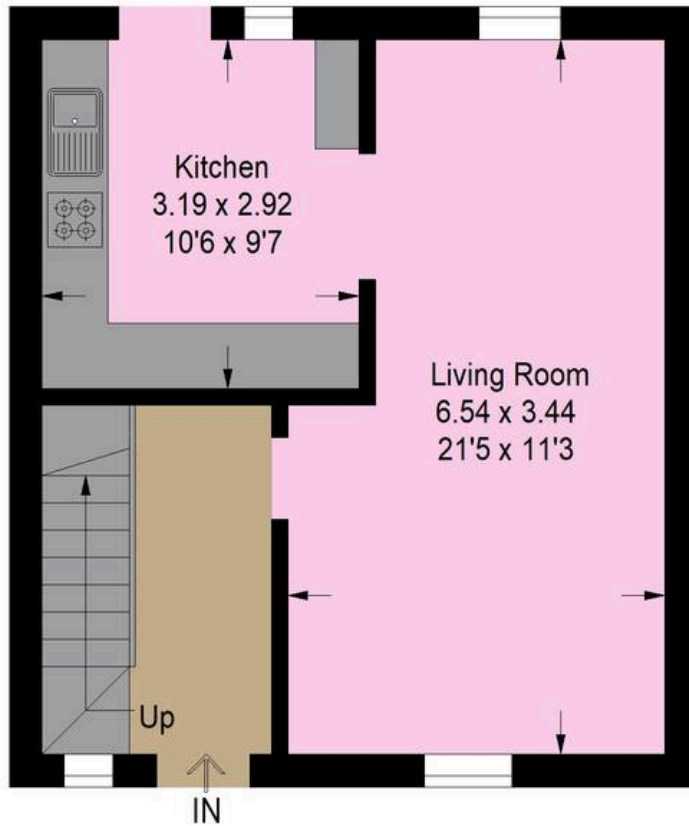




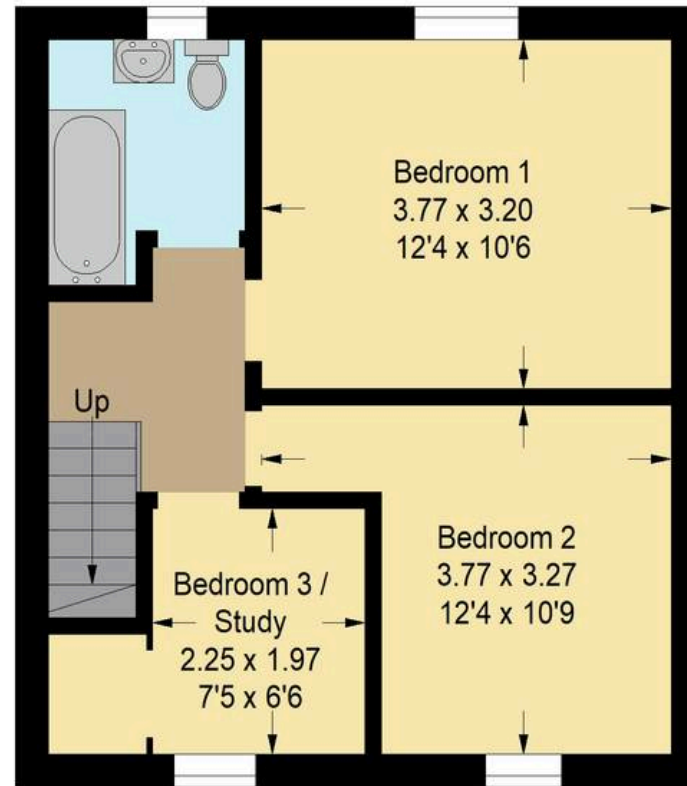
Approximate Gross Internal Area = 74.7 sq m / 804 sq ft

Garage = 17.0 sq m / 183 sq ft

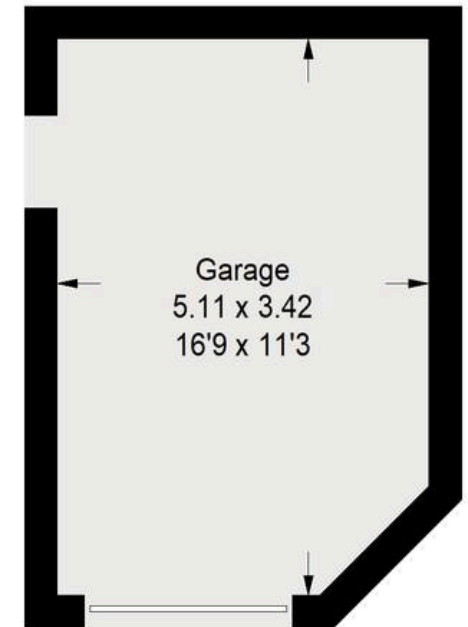
Total = 91.7 sq m / 987 sq ft



Ground Floor



First Floor



(Not Shown In Actual  
Location / Orientation)

Illustration For Identification Purposes Only. Not To Scale (ID:1184549 / Ref:90285)





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