



55 West Main Street, Harthill

Offers Over £125,000



55 West Main Street

Harthill

Welcome to 55 West Main Street, Harthill, A wonderfully charming semi-detached cottage offering a fantastic opportunity for those seeking a home with character, space, and endless potential. Quietly set within the heart of the village, this property combines generous proportions with a thoughtful layout, perfect for a variety of buyers looking to make their mark in a well-connected and welcoming community.

Upon entering, you're welcomed into a bright hallway that leads you into the spacious living room positioned to the front of the home. This inviting space is filled with natural light and features a traditional fireplace as a focal point, ideal for cosy evenings and relaxed family time. A substantial under-stairs cupboard provides excellent storage, keeping everyday essentials neatly tucked away.

Continuing through the hallway, you'll find a ground-floor bathroom to your right, fitted with a three-piece suite including a toilet, wash hand basin, and shower enclosure. Opposite this, bedroom two offers comfortable accommodation with ample room for a double bed, wardrobes, and additional furnishings. Whether used as a guest bedroom, children's room, or home office, it's a flexible space to suit your lifestyle.



To the rear of the property lies the well sized kitchen, offering plenty of wall and base units for storage, room for all necessary appliances, and enough space for a dining table ideal for everyday meals or entertaining. A rear door leads out to the beautifully kept south-facing garden, which enjoys sunshine throughout the day. A patio area provides space for seating or outdoor dining, followed by a long stretch of lawn that extends to the back of the plot. With nothing overlooking the home and surrounded by mature greenery, the garden offers excellent privacy and a peaceful retreat.

Upstairs, the home continues to impress with a generous principal bedroom, a bright and airy room with space for a king-size bed and storage options. A second family bathroom is also located on this level, complete with a bath, ideal for winding down at the end of a long day. An additional storage cupboard on the landing provides practical convenience.

This is a home full of charm, comfort, and possibilities, whether you're looking to settle into village life, expand your family space, or simply enjoy a home with timeless character.

Situated in the popular village of Harthill, 55 West Main Street is perfectly positioned for both convenience and connectivity. Harthill Primary School is less than a 10-minute walk from the property, while Greenrigg Primary and St John the Baptist Primary School are also within easy reach. For older children, Whitburn Academy is nearby, just a short drive away. Everyday essentials are on your doorstep, with a local pharmacy, GP surgery, convenience stores, and a post office all within walking distance. For commuters, the M8 motorway is just minutes away, providing quick access to both Edinburgh and Glasgow, while regular bus services connect Harthill to surrounding towns.

With it's generous layout, private garden, and prime village setting, 55 West Main Street is a home with heart ready to welcome its next chapter.





Approximate Gross Internal Area = 84.7 sq m / 912 sq ft



Illustration For Identification Purposes Only. Not To Scale (ID1217526 / Ref:90878)



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