



49 Westcraigs Road, Harthill

Offers Over £125,000



49 Westcraigs Road

Harthill

A rare and exceptional opportunity to acquire a home that has been treasured by the same family for over 100 years, Westcraigs Road presents a semi-detached bungalow brimming with character, charm, and potential. Nestled in the quiet and friendly village of Harthill, this property offers a unique canvas for a new owner to create a home perfectly suited to modern living, while retaining its rich history and warmth.

As you step inside, you are immediately struck by the feeling of space and natural light that fills the home. High ceilings and generously proportioned rooms give a sense of openness, and sunlight streams in from the large windows, creating a bright and welcoming atmosphere throughout. To the left of the entrance, the living room awaits. This fantastic space features a classic fireplace, creating a central focal point, and offers endless possibilities to design a comfortable and inviting hub for family life or entertaining. The room's natural light and spacious dimensions allow for versatile layouts and make it a truly flexible living space.

Across the hallway, to the front of the home, lies Bedroom One. This bright and airy room is generously sized and benefits from a triple mirrored built-in wardrobe, combining storage and style. Adjacent to this, Bedroom Two is positioned at the rear and enjoys beautiful views over the south-west facing garden. The room is a tranquil retreat, perfect for unwinding at the end of the day, reading, or simply taking in the peaceful surroundings.

At the end of the hallway, you will find the recently renovated bathroom, finished in a modern and neutral palette. White and grey marble-effect wall panelling surrounds the bath, complete with an overhead shower, combining style and functionality in a space designed for daily comfort.



To the rear of the property, the kitchen has also been thoughtfully renovated. Sleek, light grey handleless cabinetry creates a contemporary feel, and there are ample spaces for appliances, including a fridge, freezer and washing machine. The kitchen includes space for a dining area, ideal for family meals or casual entertaining, and flows seamlessly to the south-facing rear garden. This generous garden is a private and peaceful haven, perfect for enjoying the sunshine, hosting barbecues, gardening, or simply relaxing in a quiet outdoor setting.

The property also boasts a large front garden, which offers the potential to create a driveway for up to four vehicles while still maintaining a separate green space. This adds practicality for families and those with multiple cars. Additional features include double glazing and a new front door, combining modern convenience with the home's original charm.

Harthill offers the perfect balance of peaceful village life and convenient access to the wider region. Positioned along the M8 motorway, the village allows for easy commuting to both Glasgow and Edinburgh. Local amenities are within easy reach, including shops and services catering to everyday needs.

Families will appreciate the close proximity of Harthill Primary School and Greenrigg Primary School, while Blackridge Railway Station, just 2.5 km away, provides regular services to Glasgow and beyond. The village also benefits from local bus routes, making transport options flexible and convenient.

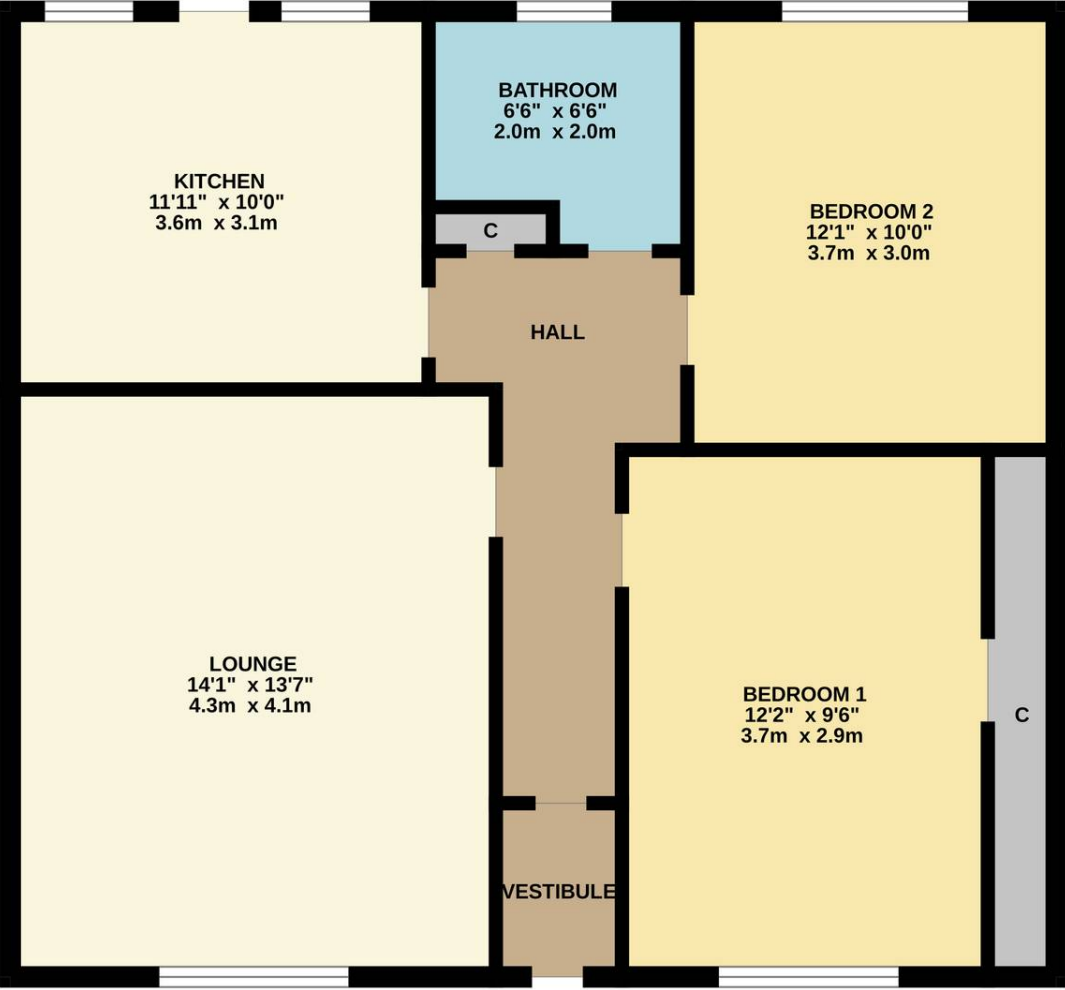
For leisure and relaxation, the area is surrounded by green spaces and walking paths, including the nearby Polkemmet Country Park. Located just a short distance away, Polkemmet Country Park offers over 6.5 km of woodland and riverside walks, a children's adventure play area, picnic and BBQ facilities, and the Scottish Owl Centre. The park is a haven for outdoor enthusiasts and families alike, providing ample opportunities for recreation and relaxation.

Westcraigs Road presents a rare opportunity to acquire a home that has been cherished for over a century, offering a blank canvas to create something truly special while enjoying the charm, character, and tranquillity that Harthill provides.





GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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