



38 Main Street, Longridge, West Lothian, EH47 8AD



SPACIOUS 3 BEDROOM DETACHED VILLA IN A POPULAR LOCALE!

****WITH EXTENSIVE, WEST FACING REAR GARDEN!****

Janice Bennie and RE/MAX Property have pleasure in introducing to the market this spacious 3-bedroom detached villa which is set within a highly sought after and popular village of Longridge. The property represents the ideal family home, by perfectly offering any prospective purchaser the chance to really put their own stamp on the property. The accommodation comprises, entrance hallway, lovely bright lounge, spacious kitchen/dining area, shower room, rear porch, upper landing, 3 bedrooms including 2 expansive double rooms, W.C., expansive, West Facing rear garden and large driveway.

Longridge is a small village between Whitburn and Fauldhouse in West Lothian. It's well located for access to both the M8 and M9 networks making it ideal for both commuting professionals and families alike. The village is well served by local shops, a post office, a nursery and a primary school, and a regular train service runs to Edinburgh and Glasgow from nearby Fauldhouse. Close by lies the former new town of Livingston. Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet

Tenure – Freehold Council Tax Band – D No Factor Fee

THE HOME REPORT CAN BE DOWNLOADED FROM OUR WEBSITE.





Entrance Hallway - 7' 7" x 6' 6" (2.3m x 1.98m)

The entrance hallway gives access to the lounge, with a sweeping, carpeted staircase leading to the upper level. Central light fitting, carpeted flooring, smoke detector and radiator.

Lounge - 17' 0" x 11' 11" (5.19m x 3.63m)

Leading off the hallway is a traditionally styled lounge, with plenty of space for comfortable seating arrangements and offers an attractive area to relax in. There is a large window overlooking the front aspect, which floods the room with natural light. There is a decorative electric fire set into a recess which was the original coal fire. This room leads to the rear hallway and onto the shower room, kitchen/dining Area and rear porch.

Shower Room - 12' 2" x 5' 4" (3.72m x 1.63m)

Step into the Shower room, a great space designed for convenience with copious amounts of lighting that creates a bright, sunny room. There is a large walk-in shower with glass screens and electric overhead shower. The wash hand basin is set into a unit directly underneath the window with a discreet storage area underneath. To finish this room off there is a W.C., centre light, wall mounted radiator and vinyl floor covering.

Kitchen - 13' 7" x 5' 3" (4.13m x 1.61m)

The kitchen area has dual aspect windows overlooking both the expansive rear garden in addition to the side of the property making this a right and sunny room. There are a number of base units with complementing worktop and this area provides sufficient space for a range of freestanding appliances. There is a large stainless steel sink with a draining area and chrome taps. This room leads on to the dining area.

Dining Area - 12' 6" x 11' 7" (3.8m x 3.54m)

The kitchen is complemented with a large dining area which also has dual aspect windows, one which overlooks the front of the property and a further window overlooking the side of the property. The room basks in natural light in addition to that provided by the centre lights. There is vinyl flooring which flows through from the kitchen area. The room is finished with a wall mounted radiator and ample power points.

Rear Hallway - 7' 7" x 6' 6" (2.30m x 1.98m)

The rear hallway provides the link from the porch to the shower room, kitchen/dining area and also the lounge. This a generously proportioned space with a centre light, wall mounted radiator, power points and is served with vinyl flooring.

Rear Porch - 7' 10" x 7' 1" (2.38m x 2.16m)

The rear porch is a bright and sunny area, overlooking, and providing access to, the large West facing rear garden. It has a double glass panel, wood frame door for access and is adorned by other glass panels and windows making this a bright and sunny area. There is wood effect laminate flooring, a wall mounted radiator and a centre light.

Upstairs Hallway - 7' 11" x 7' 1" (2.41m x 2.16m)

Rising up from a carpeted staircase, the upper landing is bright & airy and gives access to the accommodation on this floor & the loft area.

Bedroom 1 - 17' 9" x 13' 7" (5.41m x 4.13m)

The lavish bedroom benefits from neutral décor and has ample capacity for free standing furniture and various furniture formations. With dual aspect windows overlooking both the front and rear aspects, the bright room basks in the copious natural light which floods in. There is carpeted flooring, a centre light, wall mounted radiator and ample power points.

Bedroom 2 - 17' 9" x 12' 1" (5.41m x 3.68m)

The second bedroom is equally grand in size and again overlooks the expansive west facing rear garden and also the front of the property. There is a copious amount of room to accommodate freestanding furniture. The walls are of a decorative wood panelling complimented with carpeted flooring. There is a central light fitting, ample power points, and a wall mounted radiator.

Bedroom 3 - 10' 4" x 5' 3" (3.14m x 1.61m)

This bedroom also overlooks the front aspect and is a sizeable single room, with ample room for freestanding furniture. It has been decorated stylishly and is complimented with carpeted flooring. There is a central light fitting, ample power points, and a wall mounted radiator.

W.C. - 4' 4" x 3' 4" (1.33m x 1.02m)

There is the added benefit of an upstairs cloakroom, with a wall mounted wash hand basin and separate toilet. There is a centre light and vinyl floor covering.

Rear Garden

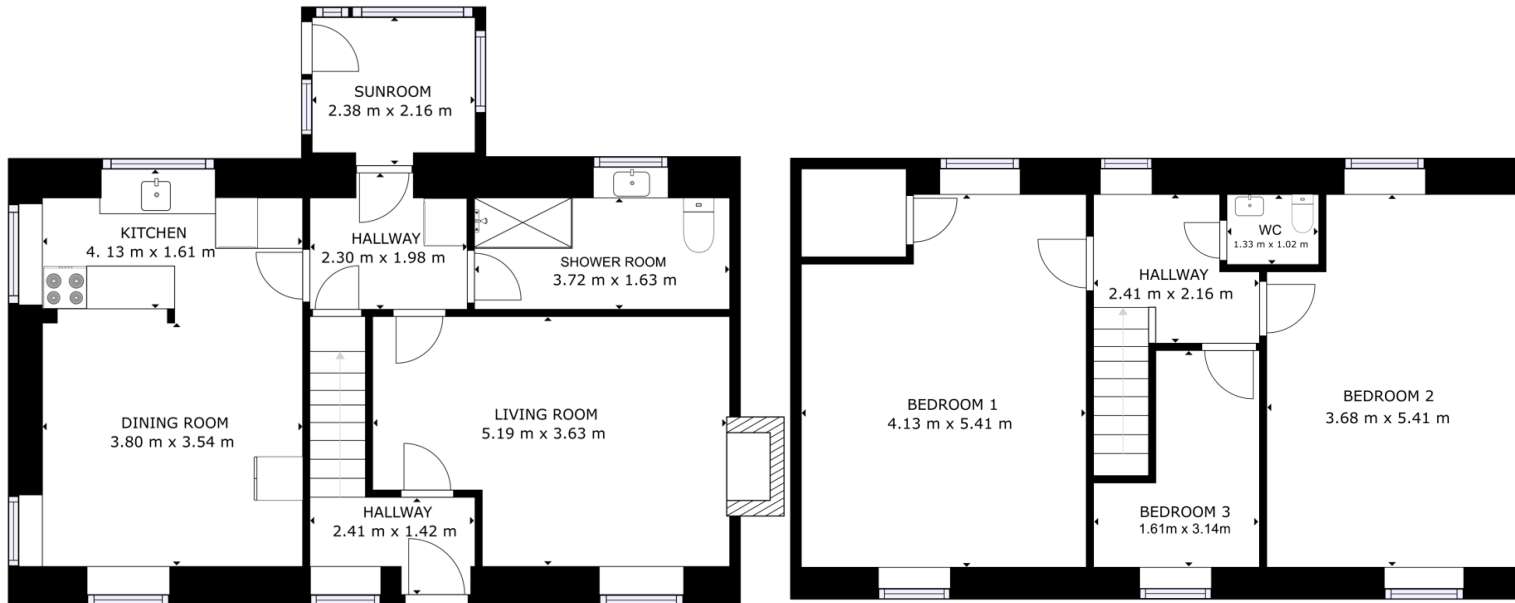
The expansive rear, West facing garden beckons, with a huge driveway, garage, workshop, lawn area and greenhouse, it is bordered with mature shrubs and plants. This a very generous garden space which is hard to find and many properties would envy.







“Nobody in the world sells more property than RE/MAX”



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	



Janice Bennie
 07919 035185
 jbennie@remax-scotland.net

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.

