





This bright and spacious 4-bedroom house, located in the Longridge, offers comfortable and modern living in the heart of Longridge. With stylish interiors, ample storage, it's an ideal choice for first-time buyers, couples, or families seeking a well-maintained home. Rodaidh MacDonald and RE/MAX Property are delighted to bring this apartment to the market.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Longridge is a welcoming West Lothian village that offers a peaceful rural lifestyle while remaining well-connected to nearby towns and cities. Surrounded by open countryside, the area is ideal for those who enjoy a quieter setting with plenty of outdoor space, yet Bathgate and Livingston are just a short drive away, providing extensive shopping, dining, and leisure facilities. Longridge benefits from excellent road links via the A71 and M8, giving easy access to both Edinburgh and Glasgow, while nearby train stations in Bathgate and West Calder provide regular rail services. With its strong community feel, good local amenities, and attractive countryside surroundings, Longridge is a popular choice for families and commuters.

Entrance Vestibule

The entrance hallway is finished with wet wall panelling and a wood laminate floor, combining durability with a modern look. Ceiling downlights provide bright illumination, while a tall radiator adds a contemporary feature. The UPVC front door, with its ornate glazed design, enhances the space with both character and natural light.

Entrance Hallway

The inner hallway continues with wood-effect laminate flooring and white painted walls, creating a bright and neutral feel. Wooden doors with four glass panels in each continue the modern style, while ceiling downlights provide illumination. The space also benefits from a ceiling-mounted smoke detector, radiator, and convenient power points.

Home Office

2.917m x 2.672m (09'06" x 08'09") This room is finished with wood-effect laminate flooring and three white-painted walls, complemented by a feature wall with New York-style wallpaper. A ceiling-mounted three-pendant light provides illumination, while a large front-facing UPVC double-glazed window ensures plenty of natural light. The room also includes a radiator and convenient power points.

Lounge

4.680m x 3.288m (15'04" x 10'09") The living room features wood-effect laminate flooring with three walls finished in white and one highlighted by grey patterned wallpaper. A ceiling light fitting provides illumination, while a large front-facing window and a side window allow plenty of natural light. The room also benefits from a radiator along with power points and sockets for everyday use.



Kitchen / Diner

5.146m x 2.690m (16'10" x 08'09") The kitchen is fitted with wood-effect laminate flooring and sleek white units, complemented by a wooden worktop and matching island. Integrated appliances include a tall fridge freezer, mid-height double oven, wine fridge, and a five-ring gas hob with extractor fan above. A stainless steel sink with mixer tap and drainer is positioned beneath a window overlooking the rear of the property, while French doors open directly to the rear garden. Finished with a white tiled splashback, painted walls, ceiling downlights, and a tall vertical radiator, the space combines modern style with everyday practicality.

Utility room

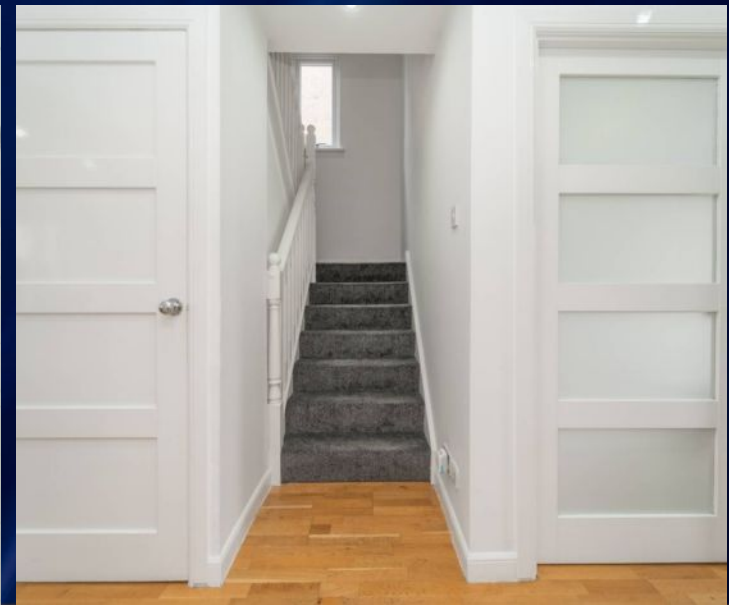
2.801m x 1.633m (09'02" x 05'04") The utility room continues with the same wood-effect laminate flooring as the kitchen and is finished with white painted walls and ceiling downlights. It provides excellent storage space and includes fittings for both a washing machine and tumble dryer (not included in the sale). A built-in microwave and dishwasher are also integrated, with a window to the side and a large glazed back door giving access to the rear garden. A radiator is also installed for heating.

Living level toilet

1.707m x 0.856m (05'07" x 02'09") The bathroom is fitted with wood-effect laminate flooring and wet wall panelling to the walls, complemented by a panel ceiling with recessed downlights. It includes a freestanding toilet, a sink set above a storage cabinet, and a chrome towel radiator.

Stairs and landing

The staircase is fitted with a grey carpet runner and features a white painted banister. A window on the half landing provides natural light, while ceiling downlights and a mounted smoke detector add practicality. The landing area is finished with white walls, a wooden attic hatch, and offers access to multiple storage cupboards.



Bathroom

2.707m x 1.601m (08'10" x 05'03") The bathroom features a mix of wet wall panelling and dark wooden flooring. A privacy window sits above the bath, and the room is fitted with a ceiling light and radiator. Key features include a white three-piece suite comprising a toilet, pedestal sink and bath. A fitted shelf runs along the wall for convenient storage of toiletries and essentials.

Bedroom 3

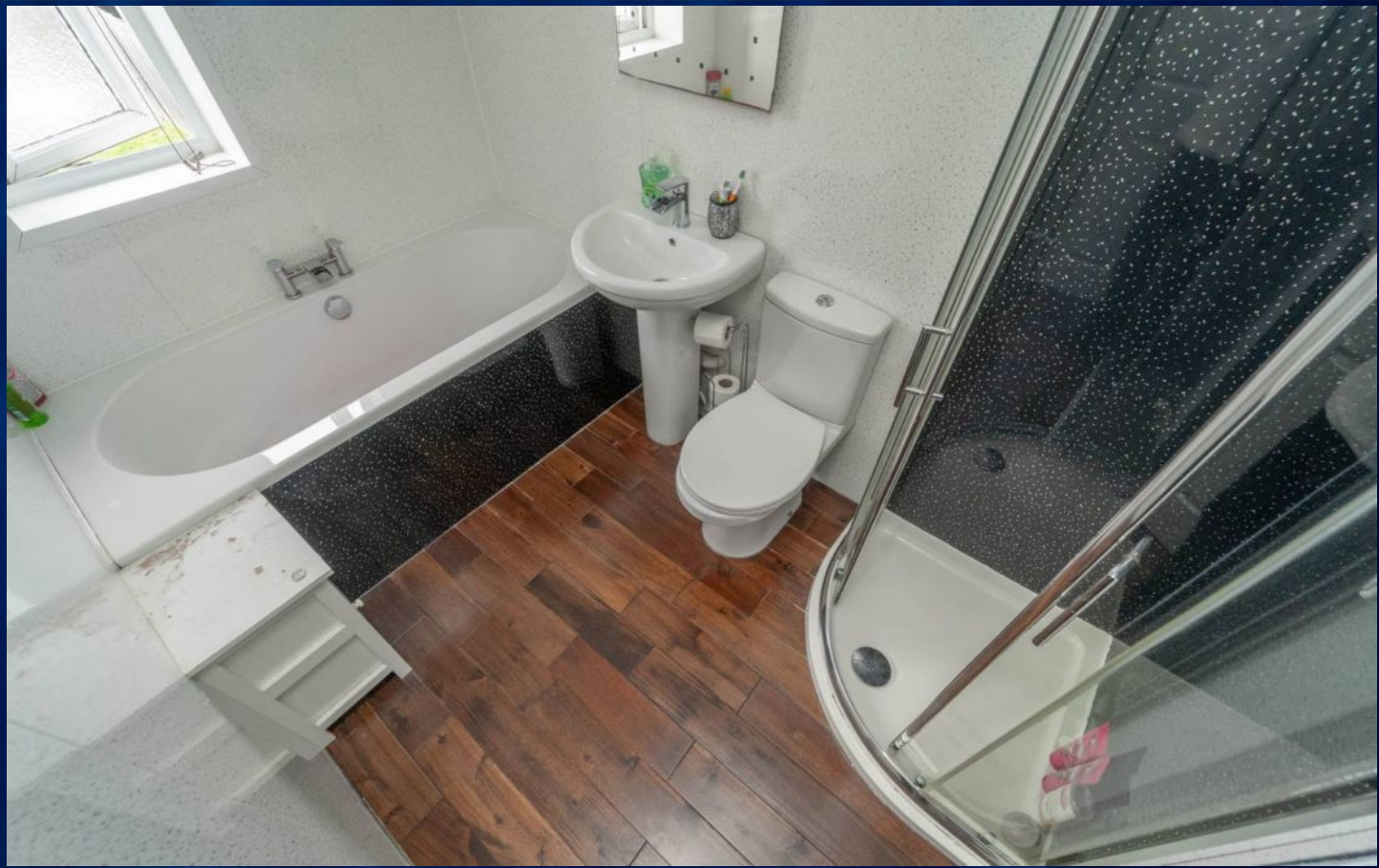
3.137m x 2.696m (10'03" x 08'10") This bedroom is finished with a black carpet and features three white painted walls alongside one pink painted feature wall. A ceiling-mounted light provides illumination, while a large window to the front of the property allows plenty of natural light in. The room also benefits from a radiator for comfort. Generously sized wardrobes are in place and may be included in the sale.

Bedroom 4

2.841m x 1.760m (09'03" x 05'09") This bedroom is finished with a soft grey carpet and fresh white painted walls, creating a bright and neutral setting. A large window overlooks the front of the property, drawing in plenty of natural light and is paired with a radiator beneath. The room also benefits from a ceiling-mounted light fitting and conveniently placed power points.

Bedroom 2

3.885m x 2.400m (12'08" x 07'10") This bedroom enjoys a large front-facing window with a radiator beneath, filling the space with natural light. Built-in mirrored wardrobes provide excellent storage, while the grey carpet and freshly painted white walls create a modern finish. A ceiling-mounted light completes the room, with power points included for everyday convenience.

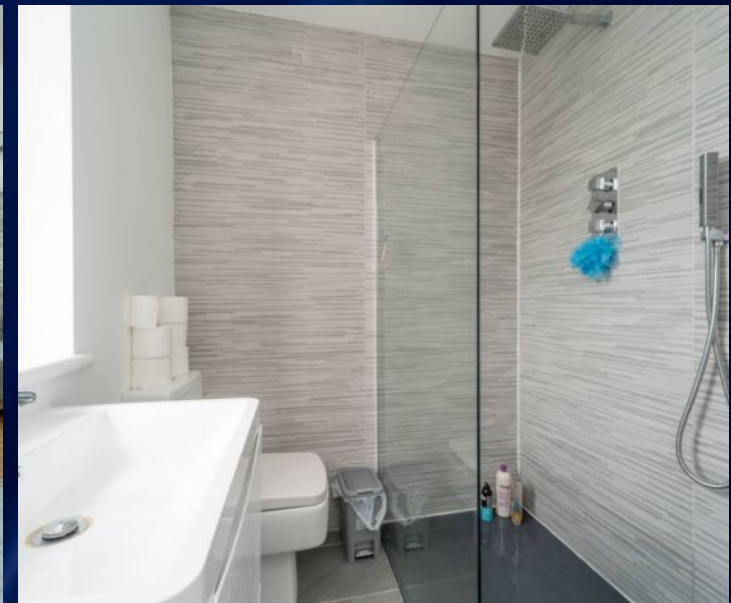


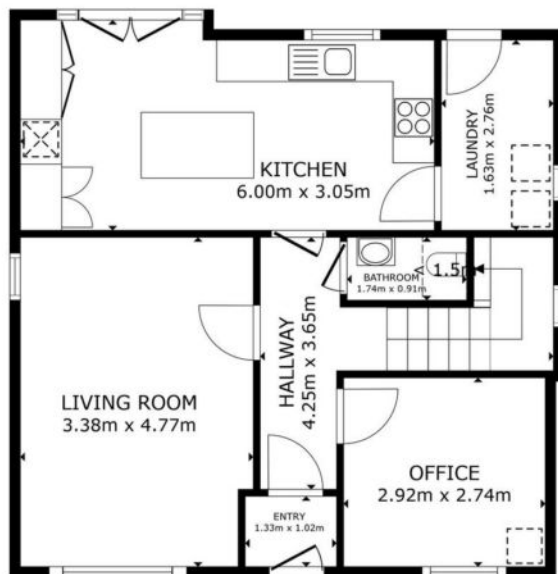
Bedroom 1

3.441m x 2.801m (11'03" x 09'02") This spacious double bedroom is finished with wooden laminate flooring and crisp white painted walls, complemented by a feature wall with a stone-effect design. A large triple window overlooking the rear of the property allows plenty of natural light, while a ceiling-mounted light provides illumination. The room also benefits from a radiator and a built-in mirrored double wardrobe, offering excellent storage

En Suite

1.666m x 1.545m (05'05" x 05'00") The ensuite features stone tiled flooring and light grey patterned wall tiles surrounding a modern walk-in shower with both an overhead rainfall shower and handheld attachment, enclosed by a glazed screen. A back-to-wall toilet and a vanity unit with inset sink sit beneath a frosted, fully glazed window, providing natural light and ventilation. The room is finished with ceiling-mounted downlights, an extractor fan, and a chrome heated towel rail.





FLOOR 1



GROSS INTERNAL AREA
FLOOR 1 58.8 m² FLOOR 2 57.9 m²
EXCLUDED AREAS : REDUCED HEADROOM 0.6 m²
TOTAL : 116.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 58.8 m² FLOOR 2 57.9 m²
EXCLUDED AREAS : REDUCED HEADROOM 0.6 m²
TOTAL : 116.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

Remax Property, Remax House – EH54 6TS

01506 418555 • livingston@remax-scotland.homes

www.remax-scotland.net/estate-agents/livingston/property-for-sale/property/any-bed/all-location



Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.