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11 Main Street

Longridge, West Lothian, EH47 8AE

Offers over £315,000



Bouley, located at 11 Main Street in the West Lothian Village of Longridge, is a spacious detached bungalow situated on a substantial plot. This property offers flexible accommodation arranged over one level and has potentially 5 bedrooms. Viewing is essential to appreciate the internal and external space that this property has to offer.



Description

Bouley, located at 11 Main Street in the West Lothian Village of Longridge, is a spacious detached bungalow situated on a substantial plot. Let's delve into the details of this property:

Please note the boiler has been replaced in the property in May 2024

Location and Accessibility:

Bouley is conveniently positioned for commuters, with easy access to Whitburn, Bathgate, and the Breich train station. This makes it an ideal choice for those working in Glasgow or Edinburgh.

The property's entrance features a storm vestibule, leading to the reception hallway.

Versatile Living Space:

Bouley offers versatile living arrangements, suitable for various buyers, including extended families or individuals with mobility considerations.

The accommodation includes:

A spacious fitted dining kitchen with ample storage units, granite worktops, a five-ring gas hob, wall-mounted electric oven, and a combined microwave, grill, and oven. Integrated appliances include a fridge freezer and dishwasher. The kitchen is open-plan, serving as the hub of the home.

An adjacent utility room provides additional storage, worktops, and houses a washing machine and tumble dryer.

A shower room is also conveniently located near the utility room.

The generously proportioned lounge is naturally bright and airy, featuring a fireplace with a coal effect gas fire as the focal point.

To the rear of the lounge is additional seating area overlooking the rear garden. French doors gives access to the garden.

The formal dining room could serve as a third bedroom.

Additionally, the TV lounge and study could be used as extra bedrooms.

There are two double bedrooms with storage.

The luxurious bathroom boasts a standalone bath and a separate shower unit.

Exterior Features:

The property's standout feature lies in its exterior:

Landscaped rear garden: Abundant with mature trees, shrubs, and plants.

Two fish ponds add to the serene ambiance.

A detached conservatory with power provides an additional space.

The front garden features a mix of grass, flowers, and shrubs.

A spacious mono-blocked driveway ensures convenient off-street parking and access to the garage.

Local Area

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. Less than 10 miles from Longridge lies Livingston. This former new town offers a superb selection of amenities with several large supermarkets, a multi-screen cinema, bars and restaurants, sport and leisure facilities, banks and building societies and professional services. Livingston also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet.

Kitchen Diner 15'11" x 12'1" (4.87 x 3.7)

Utility Room 6'4" x 6'0" (1.95 x 1.85)

Lounge 18'0" x 22'7" (5.5 x 6.9)

Dining Room / 3rd Bedroom 9'2" x 14'0" (2.80 x 4.27)

Bedroom 1 10'9" x 11'5" (3.3 x 3.5)

Bedroom 2 9'3" x 13'9" (2.84 x 4.2)

Sitting Room 4th Bedroom 10'9" x 14'3" (3.3 x 4.35)

Study 5th Bedroom 9'9" x 9'6" (2.98 x 2.9)

Bathroom 11'0" x 8'4" (3.36 x 2.56)

Shower room 4'11" x 5'8" (1.52 x 1.74)

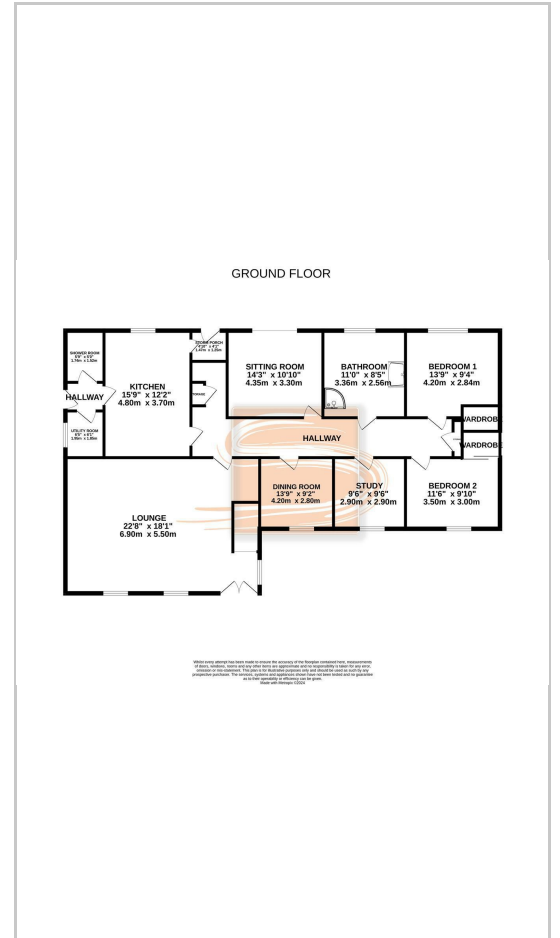
Contact Us

To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

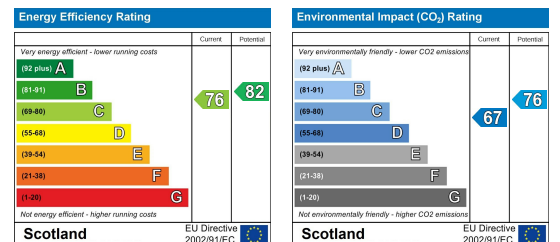
Area Map



Floor Plans



Energy Efficiency Graph



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