



2 Polkemmet Road, Harthill

Offers Over £165,000



2 Polkemet Road

Stylish interiors, generous living space and a private driveway, this beautifully presented three bedroom semi detached home on Polkemet Road in Greenrigg is perfectly suited to modern family living. With contemporary décor throughout and a thoughtfully designed layout, this property is ready to move straight into and enjoy. Step through the front door and into a welcoming entrance hallway, where you are immediately struck by the light and neutral finishes. The staircase sits to the left, while directly ahead sits the impressive family bathroom. Finished to a high standard, the bathroom features a full sized bath alongside a separate walk in shower, offering both comfort and practicality. Stylish tiling and sleek fittings complete the space, creating a modern and relaxing environment. The hallway also benefits from a generous storage cupboard, ideal for everyday essentials.

Turning to the right, you enter the spacious front facing lounge, a beautifully presented room designed for both relaxation and entertaining. Soft neutral tones, plush carpeting and a charming focal fireplace create a warm and inviting atmosphere, while the large window allows natural light to pour in.

From the lounge, you are led seamlessly into the kitchen. This well appointed space is fitted with modern, light grey wall and base units, perfectly complemented by contrasting dark worktops and a contemporary tiled splashback. The layout is both practical and stylish, with ample worktop and storage space. Wood effect flooring adds warmth, while a door to the rear provides direct access out to the garden.

Ascending the staircase, the upper level hosts three well proportioned bedrooms. The principal bedroom is particularly impressive, featuring elegant décor enhanced by stylish wall panelling, creating a modern and sophisticated feel. Built in wardrobes provide excellent storage, while the room is further complemented by a sleek en-suite shower room.



The remaining two bedrooms are both beautifully finished, offering flexibility for family living, guest accommodation or home working. Each room benefits from tasteful décor and soft carpeting, maintaining the home's cohesive and inviting style.

Externally, the property continues to impress. The rear garden offers a combination of patio and lawn, providing the perfect setting for outdoor dining, entertaining or simply relaxing. To the front, the property benefits from a private driveway, ensuring convenient off street parking, along with a neatly presented garden that enhances the overall kerb appeal.

Situated in the heart of Greenrigg the property benefits from a range of local amenities. Residents can enjoy a variety of nearby amenities, with Harringtons Family Restaurant, supermarkets and a pharmacy all within easy reach for both dining and daily essentials. For outdoor enthusiasts, the nearby Polkemmet Country Park is perfect for scenic walks and family days out, featuring a golf course and driving range, children's play park, woodland trails and a welcoming café.

Greenrigg is a quiet, residential village nestled in West Lothian, offering a peaceful lifestyle while being well connected to surrounding towns and amenities. Located just a short distance from the neighbouring village of Harthill, residents of Greenrigg benefit from convenient access to a range of local services, including shops, cafes, leisure facilities and schools. The area is particularly appealing for families, with Greenrigg Primary School and Greenrigg Nursery both located within the village.

The location is ideal for commuters, with excellent road links via the M8 motorway, providing direct access to both Glasgow and Edinburgh. Public transport options are also available, making travel to nearby towns straightforward. Outdoor enthusiasts will appreciate the proximity to Polkemmet Country Park, which offers beautiful woodland trails, a golf course and driving range, a children's play area and a welcoming café, perfect for leisurely days out.

Early viewing is highly recommended to fully appreciate the standard of accommodation and lifestyle on offer within this impressive home.

Home Report Value- £170,000 EPC - D

Council Tax Band - B Square Ft- 967 /90m2

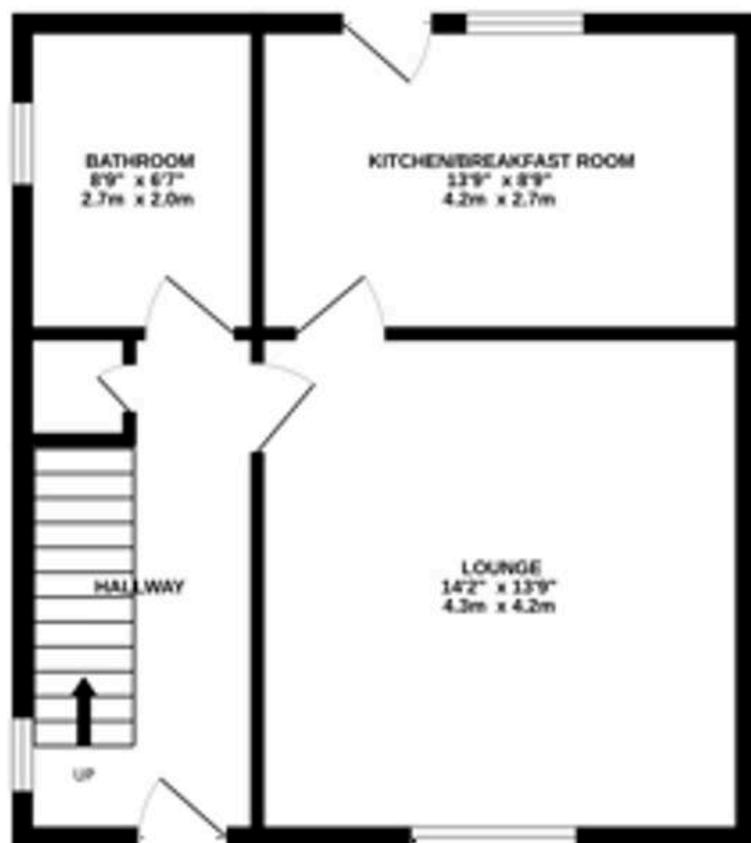
Sale inclusions - Fridge Freezer, Dishwasher, Washing Machine, both garden sheds

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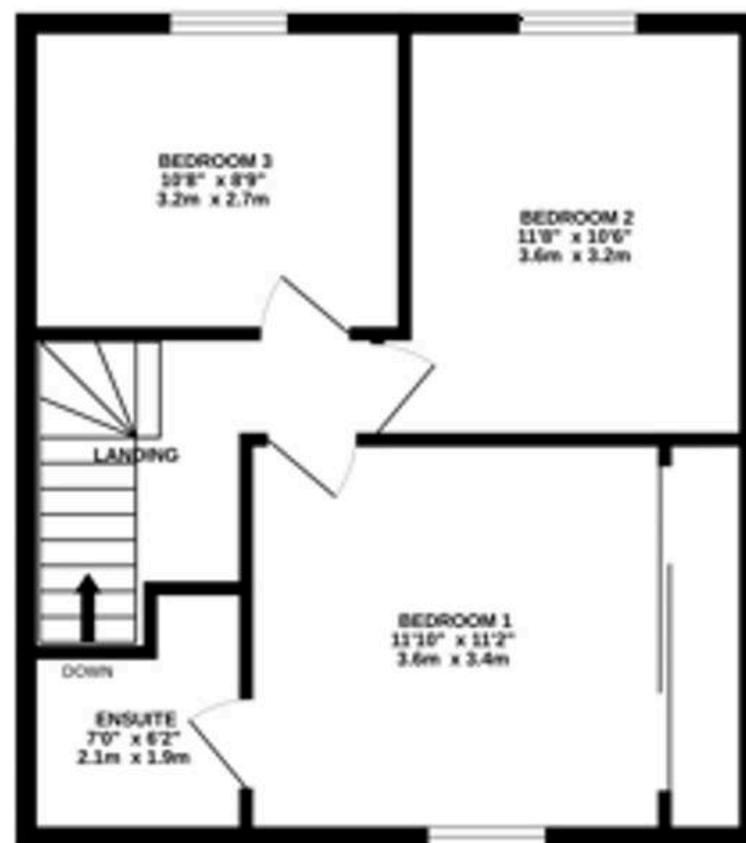




GROUND FLOOR



1ST FLOOR



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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