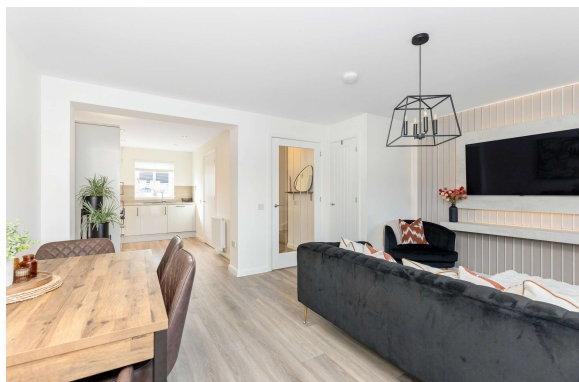




27A Curling Pond Lane
LONGRIDGE | BATHGATE | EH47 8FD


warners
solicitors & estate agents



27A Curling Pond Lane

LONGRIDGE, BATHGATE | EH47 8FD

Warners are delighted to present to market this impressive three-bedroom end-terraced home with landscaped gardens and driveway. Set within a modern residential development, this beautifully presented three-bedroom end-terraced house is offered in true show home condition, providing a stylish, contemporary home that is ready to move straight into.

The welcoming entrance hallway features herringbone-effect LVT flooring, a useful storage cupboard and WC. This leads into the impressive semi-open-plan living and dining space, which offers ample room for both lounge and dining furniture. French doors provide direct access to the beautifully landscaped rear garden.

The modern fitted kitchen is well equipped with a range of contemporary units, under-cabinet lighting and integrated appliances including an induction hob, electric oven, washing machine, dishwasher and fridge freezer.

Upstairs are three bedrooms, comprising two doubles and a single, all benefiting from built-in wardrobes. The principal bedroom also has a modern en-suite shower room. A contemporary family bathroom with three-piece suite and waterfall-style shower over bath completes the accommodation.

Externally, the property benefits from private front and rear gardens, with the rear garden landscaped with a porcelain patio and artificial lawn, creating an attractive and low-maintenance outdoor space. A private driveway provides off-street parking for two cars. Presented to an excellent standard throughout, this is a genuine walk-in condition home requiring little or nothing from its new owners.

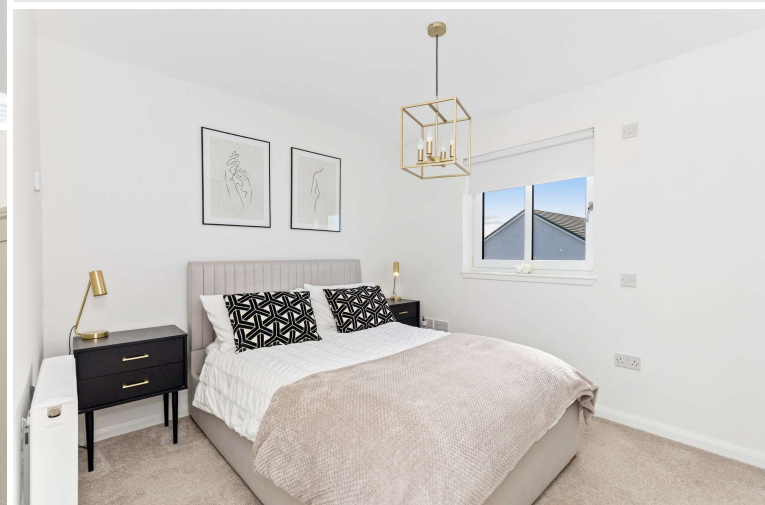
- Modern three-bedroom end-terraced house
- Modern residential development
- Presented in show home condition
- Entrance hallway with WC
- Semi-open-plan living/dining/kitchen with French doors to rear garden
- Principal bedroom with en-suite shower room and built in wardrobe
- Two further bedrooms with built in wardrobes
- Contemporary family bathroom
- Private front and rear landscaped gardens
- Driveway with parking for two cars
- Gas central heating and triple glazing

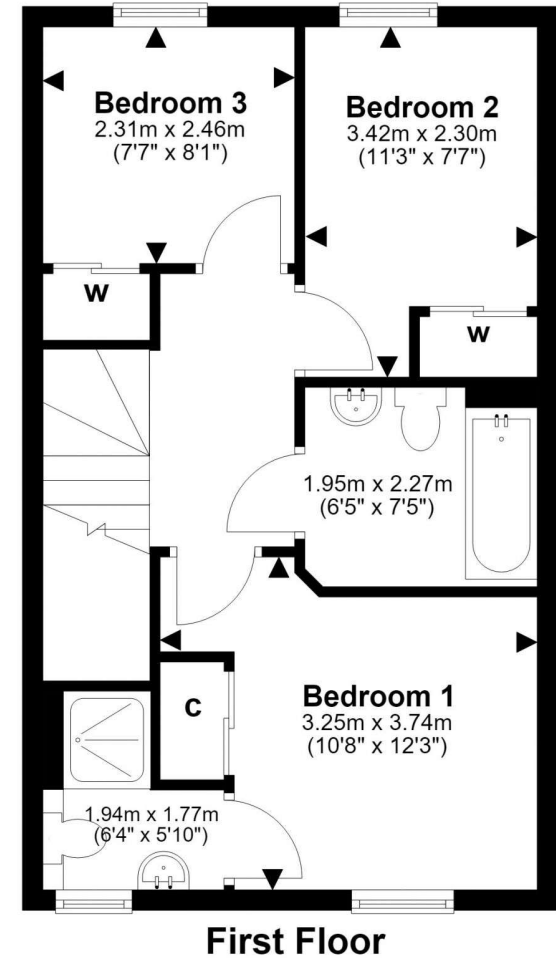
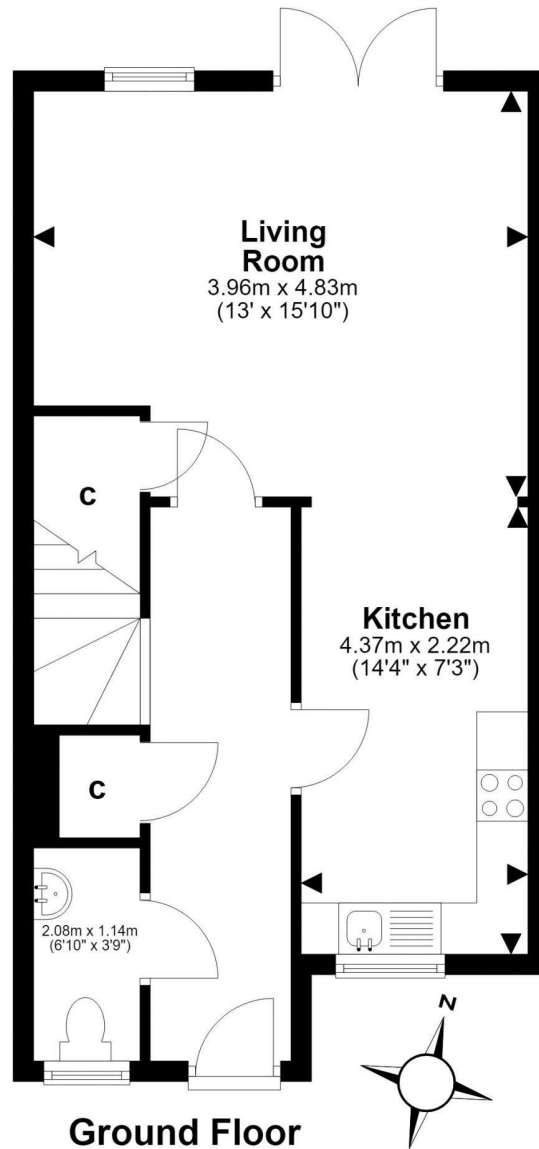
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Included: All blinds and integrated appliances will be included in the sale. Other items may be available by separate negotiation. EPC: C. CT: C. Factoring: £20 per year payable to the residents association.

The subjects are located in the small but rapidly expanding West Lothian village of Longridge, which lies within easy commuting distance of both Edinburgh and Glasgow. Further facilities can be found at the Livingston Shopping Centre which is a short drive away. Longridge has its own primary school, with secondary schooling available at Whitburn. The village is located within a five minute drive from Junction 4 on the M8, whilst for those seeking an alternative method of transport there is a railway station at adjoining Breich. Armadale train station is also a short drive away and this has a direct line to Edinburgh and Glasgow





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.