



2 Lower Ridge Court

Longridge, EH47 8FE

Offers over £255,000



Centrally located within the popular village of Longridge, this spacious 4 bedroom detached property offers a wonderful home for a growing family looking to take that next step on the property ladder. Lower Ridge Court is a private development that lies adjacent to Main Street through the village and as such is well set for use of nearby transport connections to provide easy travel to Edinburgh and Glasgow, with an M8 junction found at Heartlands Services and a train link around 1.5 miles to the south at Breich. Within the village itself is a local primary school that can be found in minutes walk from the property itself, with a selection of shopping, healthcare and recreational amenities found in neighbouring Fauldhouse and Whitburn.



Description

Completed in 2003 as part of a small collection of only 5 homes, this particular property offers a well-proportioned footprint of over 1200 sqft, with a versatile layout that lends itself well to a big family. Four bedrooms to the upper level are perfect for those with a couple of children or in need of space to work from home, with the master bedroom featuring an en-suite shower room and fitted wardrobes, whilst fitted storage can also be found to bedroom 2. The family bathroom includes a 4 piece white suite, whilst a ground floor WC offers everyday convenience. A multi-purpose room on the ground floor could offer an additional bedroom, dining or study space offering a flexibility for a variety of buyer needs. The main living room is a comfortable space to relax and unwind, whilst the stunning fitted kitchen to the rear is the true heart of the home. Comprising a range of sleek storage cabinets, integrated appliances and a breakfast bar, this generous space lends itself well to everyday family life or entertaining guests alike. An adjacent utility room is ideal for everyday laundry needs. Gas central heating and double glazing offer further practical comfort, with the combi boiler renewed in 2022 and featuring transferable warranty. Externally, the property has a gate driveway to the side, leading to the west facing rear garden that offers ample parking space, a decked terrace and lawn for enjoying the best of the sunny weather. An EV charging point is installed and will remain as part of the sale to suit those with an electric vehicle.

Location

The village of Longridge is well located within Central Scotland on the main route south to Lanark and with other major roads including the M8 motorway and A71 within short driving distance. Nearby rail stations at Fauldhouse and Breich provide a regular service to Edinburgh and Glasgow. The village caters for everyday needs with a small variety of shops and a primary school. A more comprehensive range of services and schooling can be found in Whitburn and Bathgate.

Living Room 15'4" x 10'9" (4.68m x 3.28m)

Kitchen 18'8" x 8'9" (5.70m x 2.68m)

Utility Room 8'9" x 5'3" (2.68m x 1.62m)

Study 9'6" x 8'9" (2.90m x 2.67m)

WC 5'7" x 2'9" (1.71m x 0.86m)

Bedroom 1 13'8" x 9'1" (4.19m x 2.77m)

Ensuite 5'4" x 5'0" (1.65m x 1.54m)

Bedroom 2 15'0" x 7'6" (4.59m x 2.30m)

Bedroom 3 11'6" x 10'3" (3.51m x 3.13m)

Bedroom 4 11'6" x 5'8" (3.51m x 1.75m)

Bathroom 8'5" x 6'5" (2.58m x 1.98m)

Extras

All blinds, light fittings, floor coverings, garden shed, EV charger and integrated appliances included in the sale.

Key Info

Home Report Valuation: £260,000
Total Floor Area: 112m2 (1205 ft2)
What3Words: ///occupations.altitude.submits
Parking: Private Driveway
Heating System: Gas
Council Tax: E - £2724.94 per year
EPC: C

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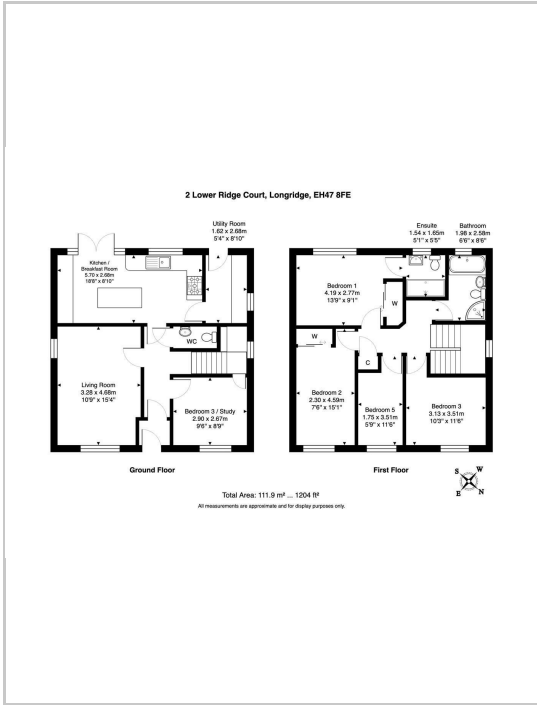
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Area Map



Floor Plans



Energy Efficiency Graph

