Brown&Co
PROPERTIES LTD

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15 Curling Pond Lane

Longridge, EH47 8FD

Fixed Price £275,000

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Tucked within a peaceful cul-de-sac in the private development of Curling Pond Lane in Longridge, this seldom available 3 bedroom detached bungalow with south facing garden offers a superb home for a range of buyer requirements including families and those seeking a spacious home for their next chapter. Longridge is a quiet village approx 2 miles to the south of the larger town of Whitburn, where a range of shops, food outlets and amenities can be found. A primary school serves the village with shuttle bus service linking to neighbouring towns for secondary age children. Commuters are around 25 miles from Edinburgh and 27 miles from Glasgow, with a connection to the M8 and a train station in nearby Breich to provide good travel options throughout the central belt.







Description

Boasting a deceptively spacious layout that catches your eye from the moment you enter, the accommodation provides a comfortable 1200 sqft of accommodation spread over an accessible single level. Three double bedrooms provide flexibility for a family, visiting guests or to offer scope for home working or hobbies, with each room equipped with the addition of fitted wardrobes for good everyday storage facilities. The master bedroom features an en-suite shower room, with an electric shower fitted within a quadrant enclosure.

A sizeable main living room is perfect to relax and unwind with a crisp neutral palette and double doors leading through to the kitchen. The well-appointed fitted kitchen features a range of wall and base storage cabinets and integrated appliances, with space for a table to entertain friends and family or host daily meals. French doors lead directly to the rear garden to create a seamless indoor-outdoor lifestyle. A very useful utility includes additional storage options and laundry facilities, with handy door to lead out to the side driveway for daily access. A refurbished shower room with 3 piece suite including level access shower provides further practicality and accessibility.

Externally, the south facing rear garden is a particular highlight, offering an inviting setting for outdoor dining, relaxing in the sunshine or spending time with family and friends. A 10m2 log cabin offers a multi-purpose space for a variety of needs, fitted with power to aid home working, crafting or simply somewhere to enjoy in all climates. Further sheds offer excellent outside storage for tools or garden furniture. The driveway allows off-street parking for a handful of cars, ensuring parking isnt a difficulty for owners with more than 1 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 19'2" x 13'2" (5.86m x 4.02m)

Kitchen / Dining Room 19'4" x 9'2" (5.91m x 2.80m)

Utility Room 9'2" x 5'7" (2.80m x 1.72m)

Bedroom 1 14'9" x 10'7" (4.51m x 3.24m)

En-Suite 5'7" x 5'6" (1.71m x 1.69m)

Bedroom 2 14'6" x 9'2" (4.43m x 2.80m)

Bedroom 3 13'9" x 9'8" (4.20m x 2.97m)

Shower Room 8'9" x 5'6" (2.67m x 1.69m)

Key Info

Home Report Valuation: £275,000
Total Floor Area: 111m2 (1200 ft2)
What3words: ///vision.condense.unopposed
Parking: Driveway
Heating System: Gas
Council Tax: E - £2935.75 per year
EPC: B

Disclaimer

Early internal viewing is recommended. Viewings are subject to appointment with Brown & Co Properties and slots can be requested via the widget on the property page of our website. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

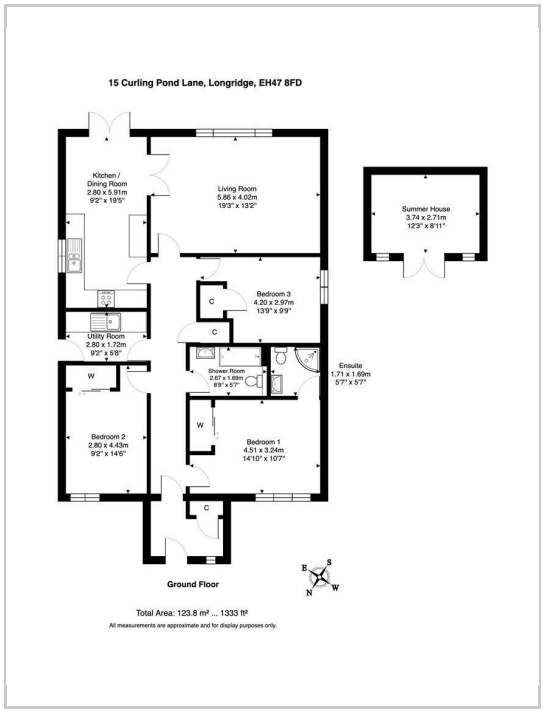
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or check out our "Book Valuation" request on our website. A PDF copy of the home report can also be downloaded directly from our website. A video tour can be found on within the advert and should be viewed at your earliest convenience.

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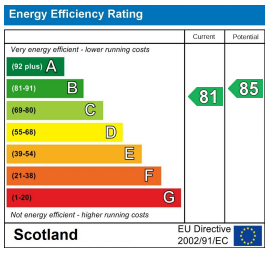
Area Map

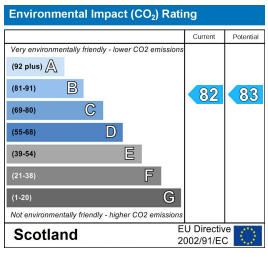


Floor Plans



Energy Efficiency Graph





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