



## DESCRIPTION

A fantastic opportunity to acquire a bright and spacious four-bedroom upstairs flat, ideally located within the popular Polbeth area of West Lothian. Offering flexible and well-proportioned accommodation, this appealing home is perfectly suited to a range of buyers, including families and those seeking generous living space in a peaceful setting. The property features a welcoming and open living area, providing an excellent space for both relaxing and entertaining, with an abundance of natural light enhancing the clean and airy interior throughout.

The layout is thoughtfully designed, with four well-sized bedrooms offering flexibility for a variety of uses such as home working, guest accommodation, or additional living space depending on individual needs. A Converted Attic space provides further opportunity for comfortable living.

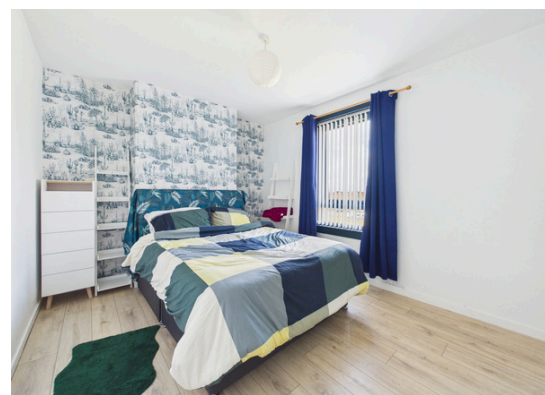
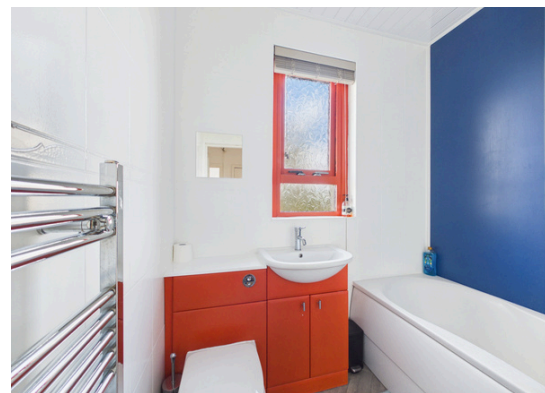
Externally, the home boasts a large rear garden which enjoys open outlooks onto surrounding fields, creating a peaceful outdoor space ideal for enjoying the warmer months, outdoor dining, or simply relaxing.

This is a fantastic opportunity to secure a spacious and versatile home within a well-connected and desirable location, combining bright interiors, flexible accommodation, and attractive outdoor space.

The property features as follows:

- Four well-proportioned bedrooms
- Bathroom with shower over bath
- Bright and spacious interior throughout
- Flexible living accommodation
- Open and airy living space
- Feature fireplace in Livingroom
- Large rear garden with open field outlook
- Clean and well-maintained throughout
- Popular Polbeth location
- Close to local amenities and transport links

To view, please contact Gibson Estate Agents.



## LOCATION

Located in the popular Polbeth area of West Lothian, this location offers a fantastic balance of peaceful village living and everyday convenience. The area has a strong community feel and provides a range of local amenities including shops, cafés, and essential services, all within easy reach. Residents benefit from excellent transport links, with regular bus services connecting to surrounding towns, while nearby rail links and easy access to the M8 motorway allow for quick and straightforward travel to both Edinburgh and Glasgow. This makes Polbeth particularly appealing for commuters and those looking to enjoy a quieter setting without sacrificing accessibility.

Polbeth is well placed for access to a variety of nearby amenities, with Livingston just a short distance away, offering an extensive range of high street shopping, restaurants, and leisure facilities. The area also benefits from nearby green spaces and countryside, providing opportunities for scenic walks and outdoor pursuits. A wider range of amenities can be found in both Edinburgh and Glasgow, ensuring all needs are well catered for. With its welcoming atmosphere, convenient location, and access to both urban and rural attractions, Polbeth continues to be a sought-after area for a wide range of buyers.

