



RE/MAX PROPERTY



Langside Gardens, Polbeth,
West Lothian, EH55 8QS



3 Bedroom End Terrace Villa (Now configured to a two bedroom)

Set on a corner plot wit large driveway and garage.

****Shown in Immaculate Condition****

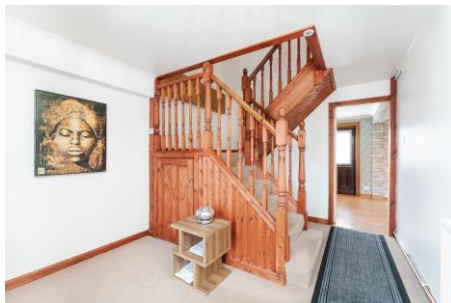
Janice Bennie and RE/MAX Property are delighted to bring to the market our new property in Langside Gardens. Originally a 3-bedroom residence, this captivating end-terrace has been thoughtfully reimagined to offer a fantastic layout with 2 well-proportioned bedrooms. Occupying the coveted corner plot, the home boasts an abundance of space that seamlessly extends from the exterior to the interior. Accommodation comprises, large entrance hallway with storage options, kitchen/diner, large lounge, two bedrooms with built-in wardrobes, newly renovated family bathroom with separate shower, large front and rear gardens, mono bloc driveway, and detached single garage.

The village of Polbeth has excellent road links to the M8 and M9 motorways and a train station at nearby West Calder, offers regular services to Edinburgh and Glasgow. The village has excellent amenities and professional services, as well as a good bus service. With nursery, primary and secondary schools all within walking distance. The local Co-Op, newsagents, hairdressers and pub all provide local resources. Less than 2 miles from Polbeth lies the town of Livingston. Livingston offers a superb selection of services with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, bank, building societies and professional services. The town boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The home report can be downloaded from our website. Tenure: Freehold Council tax Band: B No Factor Fee

- Large End Terrace Villa
- Previously 3 Bedroom property now configured to a 2 bedroom
- Large Entrance Hallway
 - Kitchen
 - Dining Area
- New Bathroom with separate walk-in shower

Entrance Hallway - 10' 0" x 14' 1" (3.05m x 4.28m)

Step inside to a spacious hallway, carpeted for comfort. Ample natural light streams through the large uPVC door with a separate glass panel. Built-in storage keeps essentials organised. This central hub effortlessly connects you to the stunning staircase and all downstairs rooms, a centre light and wall mounted radiator finishes off this area.



Kitchen - 10' 0" x 9' 8" (3.05m x 2.94m)

The kitchen overlooks the rear aspect and has a large window to allow copious amounts of natural light to flood the room. The exceptionally well-appointed, grey, with a good selection of wall and base units, neatly integrated with an impressive range of appliances including gas hob, extractor with a complimenting electric oven. Wood effect laminate flooring flows through to the dining area, - this is a very impressive, grand room. The kitchen leads on to the Dining Area and also provides access to the rear garden through the uPVC Door.

Dining Room - 10' 9" x 8' 4" (3.28m x 2.55m)

Another fantastic space flowing from the Kitchen over-looking the rear garden. Set on wood effect laminate flooring with ornate lighting this area is the best spot for those large family gatherings and entertaining!

Lounge - 10' 9" x 15' 0" (3.28m x 4.57m)

Leading off the dining area through large, glass double doors with feature glass side panels, this is a bright lounge, which is enhanced by a chic colour scheme with feature wall which perfectly complements the room's modern décor. The room provides plenty of space for comfortable seating arrangements and offers an attractive area to relax in. There is a large full-sized window overlooking the front garden, which floods the room with natural light. There is luxurious carpeted flooring and a vertical wall hung radiator to finish this room off.

Upstairs Hallway - 9' 7" x 2' 11" (2.92m x 0.9m)

Rise the carpeted stairs to the spacious upper landing where there is access to all bedrooms, family bathroom and loft space. Lighting is provided by a central light fitting.

Bedroom - 1 18' 10" x 11' 3" (5.74m x 3.44m)

Previously two bedrooms, now the luxurious master bedroom, this room comes complete with modern built-in mirrored wardrobes – a shopaholics dream! It has been decorated in soothing neutral tones with a feature wall and benefits from luxurious carpeted flooring and offers breathtaking views over the surrounding development & beyond.

Bedroom 2 - 10' 9" x 10' 3" (3.27m x 3.12m)

The second bedroom overlooks the rear garden and is a sizeable double room with built-in mirrored wardrobes and ample space for freestanding furniture. It has been decorated stylishly and is complimented with plush carpeted flooring. There is a central light fitting, ample power points, and a wall mounted radiator.

Bathroom - 10' 5" x 9' 4" (3.17m x 2.84m)

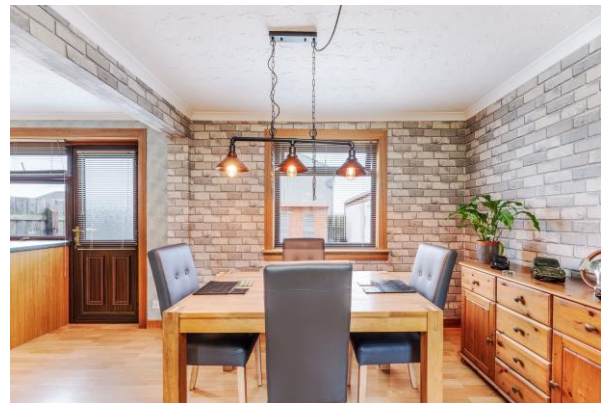
This a fresh and modern room with an opaque window to the rear of the property. Comprising of white three-piece suite including a back to wall WC, and wash hand basin set into a chic vanity unit. There is a large walk-in shower enclosure and separate bathtub, and lighting is provided by the downlights set into the uPVC ceiling. There are uPVC wall boards, and the room is finished with wood effect flooring and a heated chrome towel rail.

Front of Property

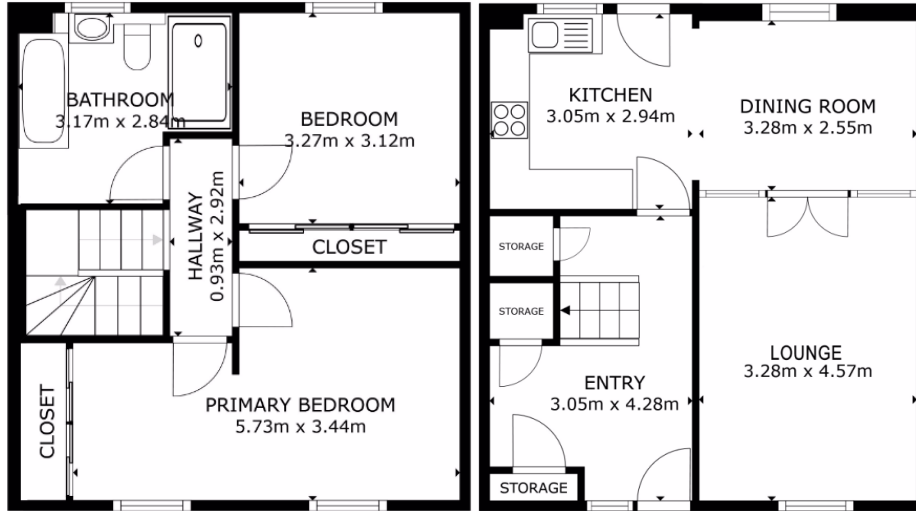
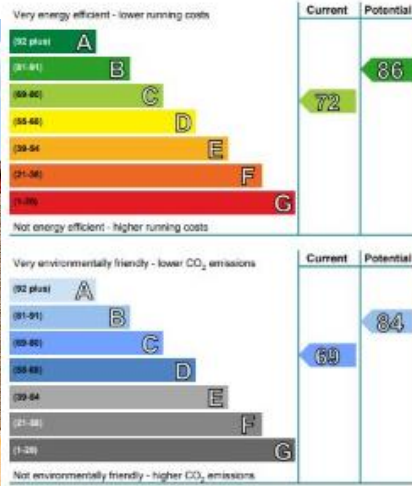
Curb appeal abounds with an attractive lawn area welcoming you to the property. This space sits neatly to the side of a spacious monoblock driveway, offering ample parking for several vehicles. The driveway conveniently leads directly to the single detached garage, providing secure off-street parking.

Rear of Property

Unwind and entertain in style in the rear garden. This delightful outdoor space features two a large, decked area set against a large area laid to lawn, perfect for al fresco dining or lounging in the sun. Decorative chippings add a touch of low-maintenance elegance, while a slabbed pathway conveniently circles the property, providing easy access to the front. A unique highlight is a generously sized garden room boasting - the ideal spot for hosting memorable gatherings with friends and family.







These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.

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