



RE/MAX PROPERTY



28 Langside Gardens, Polbeth, West Lothian, EH55 8QX

- *Pretty Mid-Terrace Bungalow*
 - *Large Lounge*
 - *Well-Equipped Kitchen*
 - *3-Piece Family Bathroom*
 - *Principal Bedroom*
- *Lovely Crisp Finished Throughout*
 - *Private Rear Garden*
 - *Ample Residents Parking*

****LOVELY 1 BEDROOM MID-TERRACED BUNGALOW!****

Niall McCabe and RE/MAX Property are delighted to bring to the market this pretty 1 bedroom bungalow, which has been perfectly decorated in modern tones throughout. This mid-terraced villa has been maintained to a very high standard throughout, and boasts spacious room sizes, gardens & is accompanied by a peaceful & sunny rear garden, with ample residents parking.

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: A



Hallway

11' 5" x 6' 4" (3.48m x 1.94m)

Spacious entrance hallway, finished in a modern palette – perfectly setting the tone of the interiors to follow! From here you access the lounge, kitchen, family bathroom & principal bedroom. Flooring is plush carpeting.

Lounge

16' 3" x 11' 4" (4.95m x 3.45m)

Located to the rear of the home, the lounge is a lovely spot to relax of an evening. It boasts a gorgeous feature fireplace, which creates a wonderful focal point for the room, as-well as fresh décor with lovely bursts of colour. Window formation overlooks a well-maintained garden.

Kitchen

11' 4" x 6' 8" (3.45m x 2.03m)

The kitchen is exceptionally well appointed with a wide range of white, 'Shaker' style base & wall mounted cabinetry. There is a host of freestanding appliances, pretty worktop & splashback design and a door leading to the rear garden.

Bedroom 1

12' 11" x 11' 5" (3.94m x 3.48m)

The main bedroom is entered via a pretty archway which in-turn leads you to the sleeping section. The room has been attractively carpeted and styled in a cool, neutral palette. There is a flexible floorspace which offers ample space for various furniture formations.

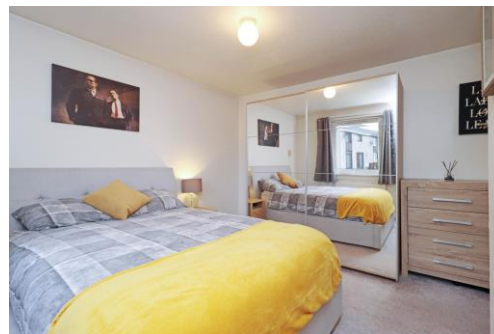
Family Bathroom

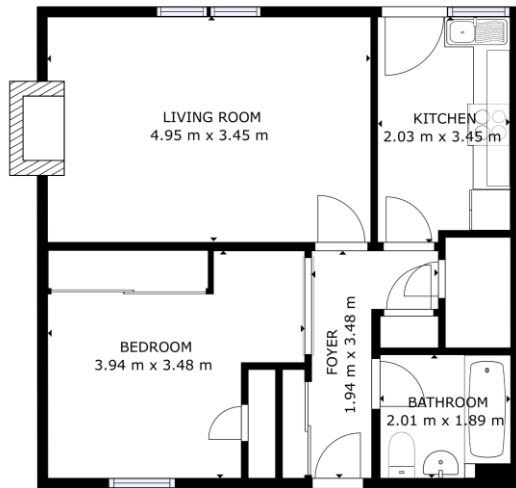
6' 7" x 6' 2" (2.01m x 1.89m)

Completing the internal accommodation is a stunning 3-piece family bathroom. An immaculate room with fully tiled walls & floors. There is a large, glazed window, bathtub with overhead shower central lighting.

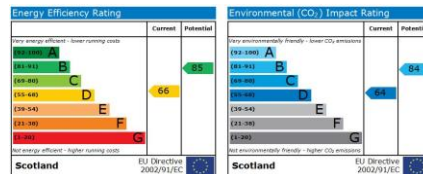
Exterior

Externally, the property is accompanied by gardens to the front & rear. The front offers pretty, barking, with a lawn section – creating a pretty first impression. To the rear you enjoy a large monoblocked patio and sprawling decked terrace – both are wonderful spots for Al-fresco dining. The property further benefits from having ample residents parking to the rear.





GROSS INTERNAL AREA
GROUND FLOOR: 50.07 m²
TOTAL: 50.07 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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.



Niall McCabe
07940 230896

nmccabe@remax-scotland.net

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RE/MAX House, Fairbairn Road, Livingston, EH54 6TS
T: 01506 418555 F: 01506 418899 E: info@remax-livingston.net
www.remax-livingston.net