



## 41 Northfield Meadows

Longridge, EH47 8SA

Offers over £230,000



Set within a peaceful residential setting in the village of Longridge in West Lothian, this well-presented 2 bedroom detached bungalow offers a wonderful choice for buyers in search of single level living. Located in desirable Northfield Meadows at the southern end of the village, the property is an ideal option to those downsizing and looking to stay in a quiet, well-connected community. Travel throughout the wider central belt is easily accessible from the M8 motorway in nearby Whitburn or from a link to the A71 at Breich, where a train station offers an hourly service to the larger towns and cities of the central belt. A primary school in the village helps cater for those with young children, whilst neighbouring Fauldhouse and Whitburn offer health services, shopping and a range of recreational pursuits including a golf course and swimming pool.



## Client Comments

"Northfield Meadows is an attractive and peaceful neighbourhood with no through traffic where residents are friendly and helpful."

## Description

The property itself is a well proportioned bungalow, perfect for a couple looking to right size their living arrangements. Occupying a good sized plot, the property enjoys driveway to the side to comfortably park a handful of cars, whilst a detached garage provides further parking space or workshop needs. A low maintenance west facing rear is a wonderful space to enjoy the afternoon and evening sunshine, with patio, artificial lawn and garden shed ideal for storing outdoor essentials. Inside, there is a spacious main living room that is a comfortable space to relax and unwind, with French doors offering direct access to the garden. The modern fitted kitchen is equipped with a range of wall and base storage cabinets with space for all the essential appliances. Two double bedrooms both enjoy fitted wardrobes and are each decorated in calming neutral tones to aid for a good nights sleep. Oak doors and flooring add a sense of style and quality, with contemporary down-lights installed throughout. The shower-room features a modern 3 piece suite, with large enclosure housing a rainfall mixer shower alongside easy maintenance wet wall paneling. Gas central heating and double glazing provide further practical comfort, with a new Worcester combi boiler fitted in December 2025. Additional storage for non-essential items can be found within the partially floored attic area.

## 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 14'4" x 13'4" (4.38m x 4.07m)

Kitchen 11'5" x 10'9" (3.48m x 3.30m)

Bedroom 1 11'7" x 10'7" (3.55m x 3.23m)

Bedroom 2 11'4" x 10'7" (3.46m x 3.23m)

Shower Room 8'1" x 5'8" (2.47m x 1.75m)

Garage 18'9" x 9'2" (5.73m x 2.81m)

## Extras

All blinds, light fittings, floor coverings, integrated oven, tumble dryer and fridge-freezer in garage and the Sony smart TV wall mounted in bedroom included in the sale. Appliances all in working order but not guaranteed.

## Key Info

Home Report Valuation: £235,000

Total Floor Area: 68m<sup>2</sup> (735 ft<sup>2</sup>)

What3words: ///dished.chainsaw.bubble

Parking: Driveway & Garage

Heating System: Gas

Council Tax: D - £2115.84 per year

EPC: C

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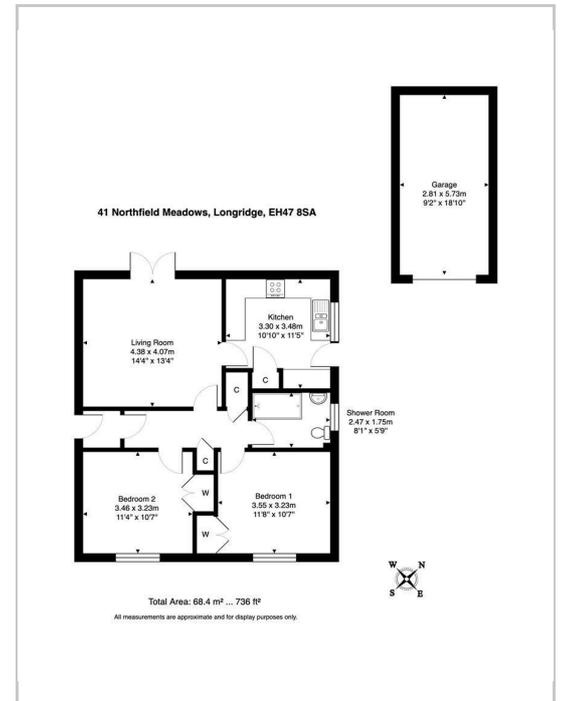
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## Area Map



## Floor Plans



## Energy Efficiency Graph

