



## 24 Northfield Meadows

Longridge, EH47 8SA

Offers over £245,000



Set within a peaceful residential development in the village of Longridge, this well-presented 2 bedroom detached bungalow is a wonderful home for buyers at varying stage of their property journey. Northfield Meadows is a popular location to the southern end of the village, providing a quiet setting that is centrally located along the M8 corridor, with a junction found in nearby Whitburn a few miles to the north. A train station in Breich is about a mile to the south, offering an hourly service to Edinburgh and Glasgow. A primary school in the village is ideal for those with a family, whilst a wide range of shops, amenities and recreational pursuits can be found in the surrounding towns and villages.



### Client Comments

"This is a bright, well designed, spacious bungalow that has been exceptionally well maintained. The internal glazed oak doors create a light filled space whilst there is a spacious bathroom. It's located in a quiet street with great and very helpful neighbours. There are beautiful views of the hills to the south from the triple glazed sun-room and there is a much loved vegetable plot in the sunny back garden."

### Description

The property itself offers a well-proportioned footprint across a single level of over 950 sqft, offering flexibility for buyers rightsizing their living arrangements. Two double bedrooms both enjoy fitted wardrobe space, whilst further storage space for everyday essentials can be found from cupboards within the hallway. A generous main living room offers a comfortable space to relax and unwind, with triple glazed sun-room to the gable end offering a further living area with wonderful views to the south. A contemporary fitted kitchen offers a range of sleek storage with an adjacent utility ideal for daily laundry requirements. A dining room offers space for everyday meals with patio doors leading out to the garden. The spacious bathroom boasts a 4 piece suite with tiled walls and flooring for easy maintenance, with additional mixer shower mounted above the bathtub. Gas central heating and double glazing throughout adds to the practical comfort of the home. Wraparound gardens includes a driveway and car-port to the side for good off-street parking space, whilst the remainder is set up for maximum enjoyment of the sunny weather and to offer space for all to enjoy.

### 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 17'9" x 13'4" (5.42m x 4.07m)

Conservatory 10'9" x 8'2" (3.29m x 2.50m)

Kitchen 10'0" x 9'9" (3.07m x 2.98m )

Utility 9'9" x 5'1" (2.98m x 1.56m)

Dining Room 9'5" x 7'9" (2.88m x 2.38m)

Bedroom 1 11'4" x 11'3" (3.46m x 3.45m)

Bedroom 2 11'4" x 9'9" (3.46m x 2.98m)

Bathroom 11'10" x 5'7" (3.62m x 1.71m)

### Extras

All blinds, light fittings, floor coverings and integrated appliances included in the sale. Other items may be available by separate negotiation.

### Key Info

Home Report Valuation: £250,000

Total Floor Area: 90m<sup>2</sup> (970 ft<sup>2</sup>)

What3words: ///lovely.delight.tonal

Parking: Driveway

Heating System: Gas

Council Tax: D - £2279.91 per year

EPC: C

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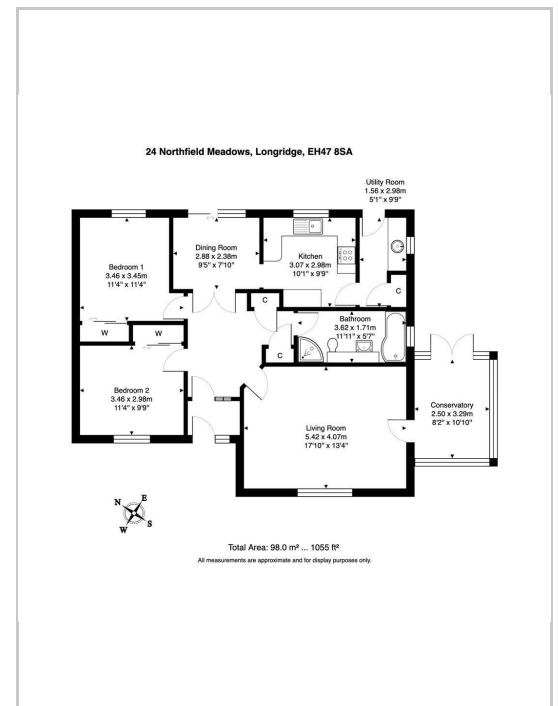
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### Area Map



### Floor Plans



### Energy Efficiency Graph

