



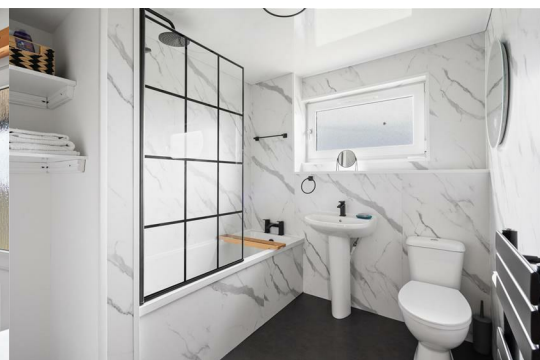
122 Langside Gardens

Polbeth, West Calder, EH55 8QU

Offers over £145,000



Set within a quiet cul-de-sac position in a popular residential area, this 3 bedroom terraced property offers an ideal choice for buyers looking for their first or next time family home. Langside Gardens in Polbeth is set off the main A71 route through the village and is well positioned for buyers commuting in and around the central belt. A train station in neighbouring West Calder provides a regular link to Edinburgh and Glasgow, whilst major road networks offer easy travel connections throughout the region. A handy selection of schooling for all ages can be found nearby, with local amenities perfectly catering for daily needs. The property enjoys open countryside views to the rear, whilst the popular Five Sisters Zoo is beyond the fields at the back of the property.



Description

Internally the property itself boasts well proportioned accommodation, perfectly suited for couples or young families taking their first steps onto the market. A spacious main living area spans front to rear, offering ample space for everyday relaxation or daily meals. The fitted kitchen offers handy storage and space for all the essential appliances, with easy access to the back garden area. A large walk-in store off the ground floor hallway is perfect for daily items, with properties in the area converting this to a lower level WC if desired. Upstairs, there are 3 double bedrooms, offering space for a family of varying size or to meet home working needs. A recently upgraded family bathroom boasts a contemporary 3 piece suite and storage cupboard. Gas central heating and double glazing are available throughout to offer further practical comfort. Externally, the aforementioned views to the rear offer a stunning sunset with nothing overlooking the property to offer peace and tranquility. An enclosed garden to the front is complimented by handy range of on-street parking spaces, with children's playpark found in easy reach of the doorstep to benefit those with young kids.

Client comments

The house can be found at the end of quiet and friendly street. Good neighbours. Lovely morning sun in the front garden to safari/countryside sunsets in the back garden. A peaceful place away from days noise. Good size rooms and storage space. Local to the Five sister zoo, good woodland walks and The Carvery. Short walk to the main line from Edinburgh to Glasgow.

Location

The village of Polbeth is conveniently situated along the A71 and thus offers excellent transport links for the commuter. A nearby rail station in West Calder offers a regular service in either direction to Edinburgh and Glasgow. Everyday services are on offer in Polbeth including a nursery, primary school and a grocery store. A more comprehensive range of schooling and other amenities can be found in nearby West Calder and Livingston.

Living Room / Dining Room 23'5" x 10'6" (7.14m x 3.22m)

Kitchen 9'8" x 9'4" (2.96m x 2.85m)

Bedroom 1 10'5" x 10'4" (3.20m x 3.15m)

Bedroom 2 10'5" x 10'2" (3.20m x 3.11m)

Bedroom 3 10'3" x 7'4" (3.13m x 2.25m)

Bathroom 8'3" x 6'9" (2.53m x 2.06m)

Extras

Item that are included in sale are American style fridge/freezer, washing machine, blinds, Livingroom curtains and all lightshades

Key Info

Home Report Valuation: £150,000

Total Floor Area: 90 m2 (968 ft2)

What3words: ///helped.garden.aside

Parking: On street

Heating System: Gas

Council Tax: B - £1773.26 per year

EPC: C

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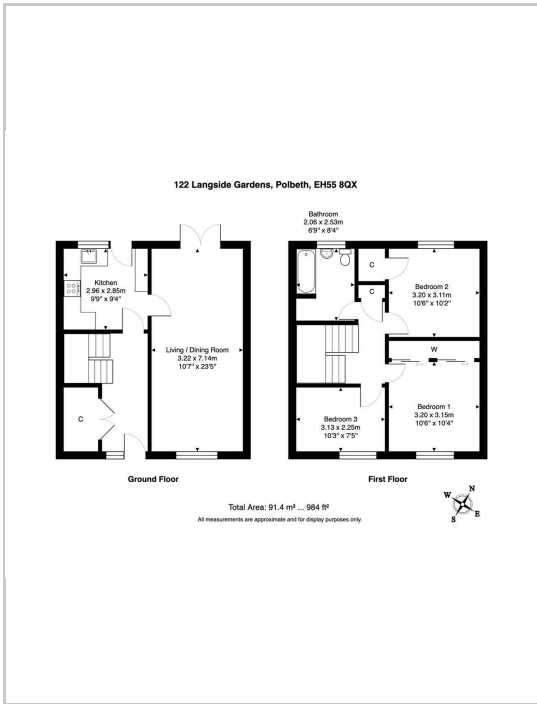
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Area Map



Floor Plans



Energy Efficiency Graph

