



77 Curling Pond Lane

Longridge, EH47 8FD

Offers over £199,000



Set within a peaceful family friendly development in the village of Longridge, this 3 bedroom semi-detached property offers an ideal choice for buyers looking to establish their first or next time home. Curling Pond Lane is a popular location that is within easy reach of the local primary school, proving to be an ideal base for those starting or growing their family. The village lies a few miles to the south of the M8 motorway, but with the nearby A71 and a train station in neighbouring Breich, commuters are well covered for travel in and around the central belt. The nearby town of Whitburn offers a range of shopping and secondary schooling, whilst the area is surrounded by scenic countryside with excellent walking routes linking the local communities.



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.

Description

The property itself was completed in 2019 and comprises the final phase of building within the street by local developer Planview. This “Mull” style is an excellent choice for buyers at varying stages of their property journey and benefits from a preferred south facing rear garden, that has been carefully upgraded by the owner to allow easy maintenance. The large living room offers a comfortable space to relax and unwind, whilst a sizeable dining kitchen spans the full rear of the property and offers excellent room to cook, dine and entertain friends and family. The upper level includes 3 well proportioned double bedrooms, ideally suited to a young family or a buyer requiring space for a home study area. The master includes an en-suite shower room alongside fitted wardrobes, with further good storage space found in the remaining 2 bedrooms and on both levels elsewhere within the property. A family bathroom comprises a 3 piece white suite with the addition of a mixer shower over the bath, perfectly assisting the needs of a busy family. A ground floor WC is a handy benefit for everyday convenience. The home is well prepared for modern efficiency with triple glazed windows available throughout whilst the gas fired heating system is operated by smart HIVE controls. Externally the property enjoys off-street parking for a handful of cars, with visitor bays found on-street opposite. The south facing rear includes an artificial lawn and decked terrace for soaking up the sunny weather with a timber shed handy for outdoor essentials.

WC 5'5" x 4'6" (1.67m x 1.38m)

Living Room 17'0" x 15'8" (5.20m x 4.80m)

Dining Kitchen 17'0" x 10'6" (5.20m x 3.21m)

Bedroom 1 11'1" x 9'6" (3.38m x 2.92m)

En-Suite 5'10" x 5'6" (1.78m x 1.68m)

Bedroom 2 10'3" x 9'6" (3.13m x 2.92m)

Bedroom 3 8'6" x 7'0" (2.60m x 2.14m)

Bathroom 7'0" x 6'8" (2.14m x 2.04m)

Extras

All blinds, light fittings, floor coverings, integrated appliances and garden shed included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £200,000

Total Floor Area: 90m2 (970 ft2)

Parking: Driveway

Heating System: Gas

Council Tax: D - £1937.35 per year

EPC: C

Disclaimer

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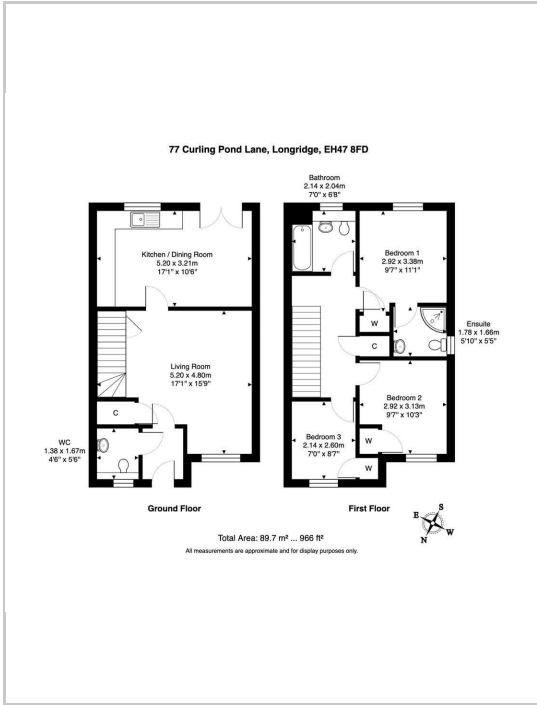
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Area Map



Floor Plans



Energy Efficiency Graph

