



151 Langside Gardens, Polbeth

Offers Over £80,000



151 Langside Gardens

Polbeth, West Calder

Welcome to Langside Gardens, a well presented one bedroom ground floor flat offering spacious accommodation, communal gardens and off street parking, all set within a convenient and well connected location. Offered to the market chain free, this property is an excellent opportunity for first time buyers, downsizers or investors alike.

Upon entering, you are welcomed into a bright and spacious hallway, which provides access to all areas of the home. A useful storage cupboard is positioned to the left hand side, offering practical space for coats, shoes and household items.

At the end of the hallway, you are introduced to the lounge, a generous and comfortable living space featuring a large front facing window that allows natural light to fill the room. The lounge can easily accommodate two sofas along with a media wall setup, making it an ideal space for relaxing or entertaining.

Positioned just off the lounge towards the rear is the kitchen, fitted with white cabinetry and complemented by tiled finishes and chrome accents. The kitchen is well equipped with a five point gas hob, oven and space for appliances including a fridge freezer, washing machine, dishwasher and tumble dryer. There is ample worktop space, making it a functional and practical cooking area.

The principal bedroom is located towards the front of the property and is particularly spacious, comfortably accommodating a king or even super king size bed along with bedside cabinets and additional furniture. This room offers a peaceful retreat with plenty of room to personalise.



To the rear of the property sits the bathroom, which has been fully tiled and comprises a modern three piece suite including a shower cubicle, finished with clean, contemporary fittings. Externally, the property benefits from a communal garden to the rear, enjoying an east to north east aspect and providing a pleasant outdoor space for residents. There is also communal parking available, offering convenient off street options.

Langside Gardens is ideally located for access to a range of local amenities and excellent transport links. West Calder Train Station is nearby, providing direct connections to Edinburgh and Glasgow, while the M8 motorway offers further commuter convenience. The property falls within the catchment for West Calder High School, with Parkhead Primary School also close by. Livingston is just a short drive away, offering extensive shopping, dining, and leisure facilities, while nearby attractions such as Five Sisters Zoo and surrounding nature walks provide excellent outdoor options.

This is a spacious, chain free ground floor home in a convenient location, offering great value and ready for immediate occupation.

Home Report Value- £85,000

EPC - C

Council Tax Band - A

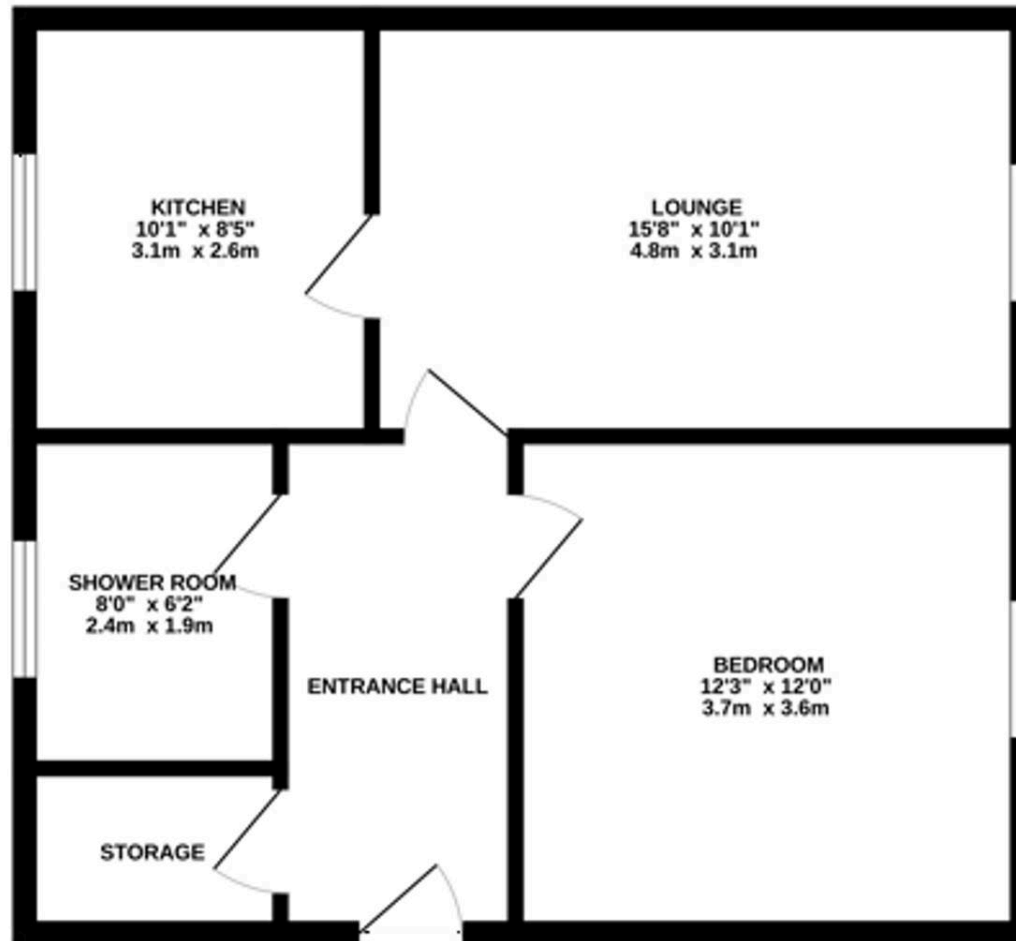
Square Ft- 506/47m²



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GROUND FLOOR



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