





5 Ridge Court

Longridge

Welcome to Ridge Court, Longridge, a spacious three bedroom first floor flat offering generous room sizes, high ceilings, communal parking and excellent value for a wide range of buyers. Presented chain free and ready for its new owner, this home combines flexible living space with a convenient location close to commuter links and local amenities.

As you enter the property, you are welcomed into a bright and spacious hallway that provides access throughout the home. Positioned towards the front of the property is the lounge, a fantastic living space featuring high ceilings and plenty of room for two large sofas, a media wall and additional furnishings. A large front facing window allows for an abundance of natural light, creating a bright and airy atmosphere.

To the rear of the property is the kitchen, offering a generous amount of worktop space and cabinetry. The kitchen is fitted with a four point gas cooker, oven, integrated fridge freezer and space for a washing machine, making it a practical and functional area for everyday living.

The property further benefits from three spacious double bedrooms. The principal bedroom, located towards the rear of the home, comfortably accommodates a super king size bed with bedside cabinets and additional furniture space.



Bedroom two is another generous double room, capable of hosting a king size bed along with wardrobe space. Bedroom three is equally versatile and can comfortably accommodate a king size bed with bedside cabinets, making it ideal as a guest room, home office or additional family bedroom. The flat also benefits from a partially floored attic which is the whole length of the property.

The property also benefits from communal parking located to the rear of the building for added convenience.

Ridge Court is situated within the village of Longridge, offering a peaceful setting while remaining well connected. Longridge Primary School is located nearby, while Whitburn Academy serves as the local secondary school catchment. Nearby Whitburn provides a range of amenities including Lidl, Aldi, cafés and local shops. Excellent transport links are available via the nearby M8 motorway, while Fauldhouse train station is only a short drive away, offering convenient travel to both Edinburgh and Glasgow.



A fantastic opportunity to secure a spacious, chain free home in a well connected village location

Home Report Value- £110,000

EPC - C

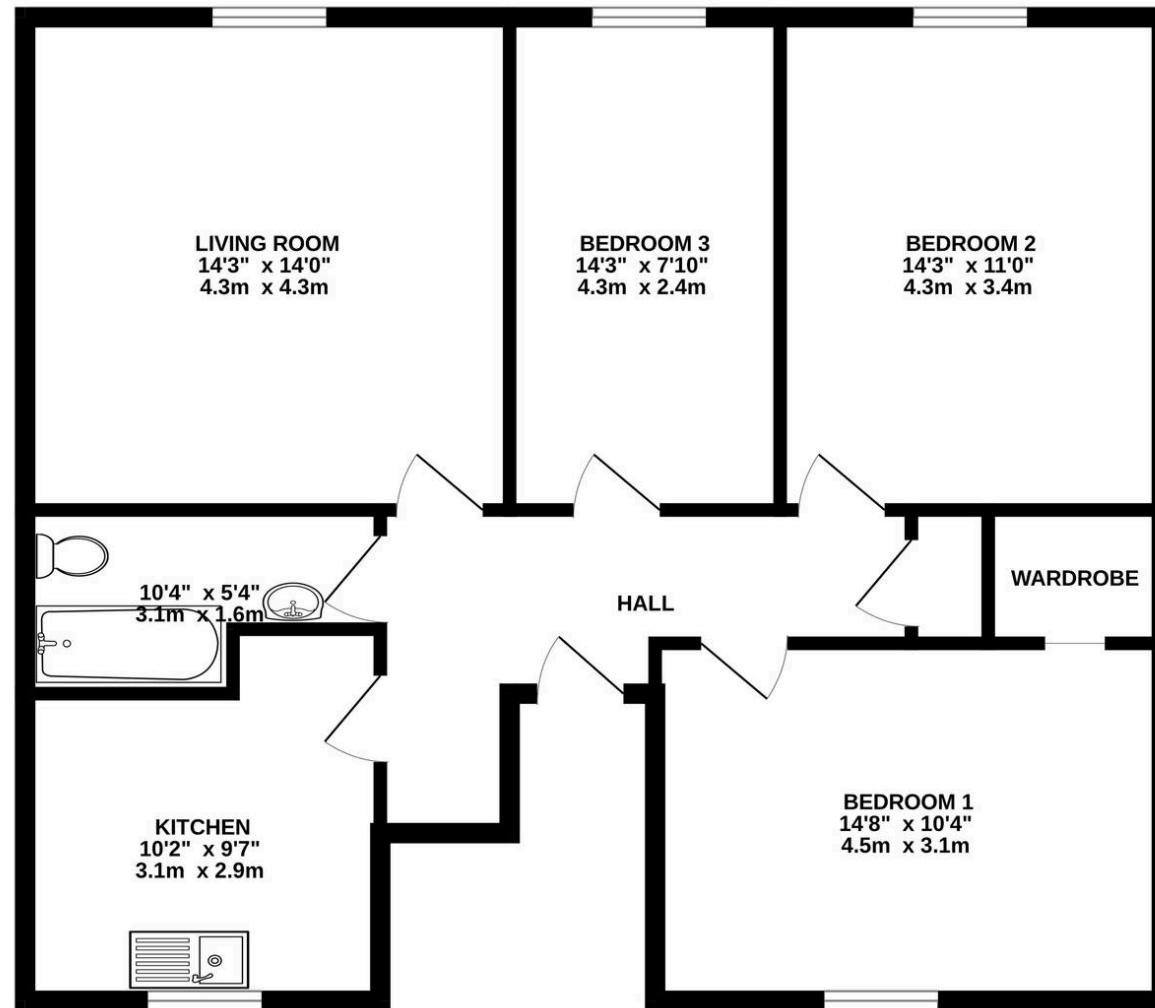
Council Tax Band - C

Square Ft- 980/ 91m2

EPC Environmental Impact Rating: C



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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