



Polbeth | Langside Gardens | Offers Over £135,000

This move-in ready 2-bedroom mid-terraced home is ideal for first-time buyers. It features a bright living area, modern kitchen, two spacious bedrooms, and private gardens.



Step inside the delightful abode that is 239 Langside Gardens, a mid-terraced house nestled in the heart of Polbeth, West Lothian. This move-in-ready home is a perfect match for first-time buyers looking to settle in a popular neighbourhood with easy access to local amenities.

The residence boasts two well-appointed double bedrooms, providing ample space for a growing family or couples seeking extra room. The front garden greets visitors with a well-manicured space, fully enclosed and adorned with vibrant shrubs, leading up to the inviting front door.

Upon entry, the entrance hallway introduces a carpeted staircase to the upper landing, alongside a handy store cupboard that conveniently houses the electrics. The lounge/diner, awash with natural light, presents a bright and airy dual aspect, decorated in neutral tones and furnished with a cosy carpet, creating an ideal environment for relaxation. The dining area offers ample space for enjoying mealtimes and entertaining guests. This leads seamlessly into the well-equipped kitchen/diner, featuring white shaker-style units, splashback tiling, and complementing worktops. The kitchen is complete with a peninsula and double doors that open to the charming rear garden.



Upstairs, both bedrooms offer plush carpeting and space for free-standing furniture. The master bedroom features a neutral decor with a touch of elegance from feature wallpaper, while the second bedroom, with its stunning views, confirms that this is indeed a room with a view. The shower room is adorned with stylish tiling, a double shower enclosure, a WC, and a sink, enhanced by a panelled ceiling and a window overlooking the rear.

The rear garden is an oasis for outdoor enjoyment, with hand-painted art adding character to the timber fencing, and a mix of paved, barked, and chipped areas make it a child and pet-friendly retreat. Additional benefits include oak internal doors, quality flooring throughout, gas heating with an upgraded hot water tank, and double glazing, ensuring comfort and efficiency for the new owners.

239 Langside Gardens is more than a house; it's a welcoming home ready for new memories to be made.





Location: Polbeth is a small village nestled in the heart of West Lothian. Located between the towns of Livingston and West Calder, Polbeth is surrounded by picturesque countryside, offering residents and visitors a peaceful setting with easy access to more urban amenities.

Polbeth is well-served by local amenities, including a primary school, community centre and the close by highly regarded West Calder high school, and several local shops. The nearby Almondell & Calderwood Country Park provides ample green space, perfect for walks, cycling, and outdoor activities.

Transportation links are convenient, with regular bus services connecting Polbeth to nearby towns and cities. The village is also close to the A71, providing easy access to Edinburgh and Glasgow. This blend of rural charm and accessibility makes Polbeth an appealing location for those looking to enjoy the best of both worlds in West Lothian. West Calder train station is just a short drive from Polbeth and provides regular services on the Shotts Line, connecting to both Edinburgh and Glasgow. The journey to Edinburgh Waverley takes around 30 minutes, making it a popular option for those working in the capital. Similarly, trains to Glasgow Central offer a convenient alternative for commuters heading west.



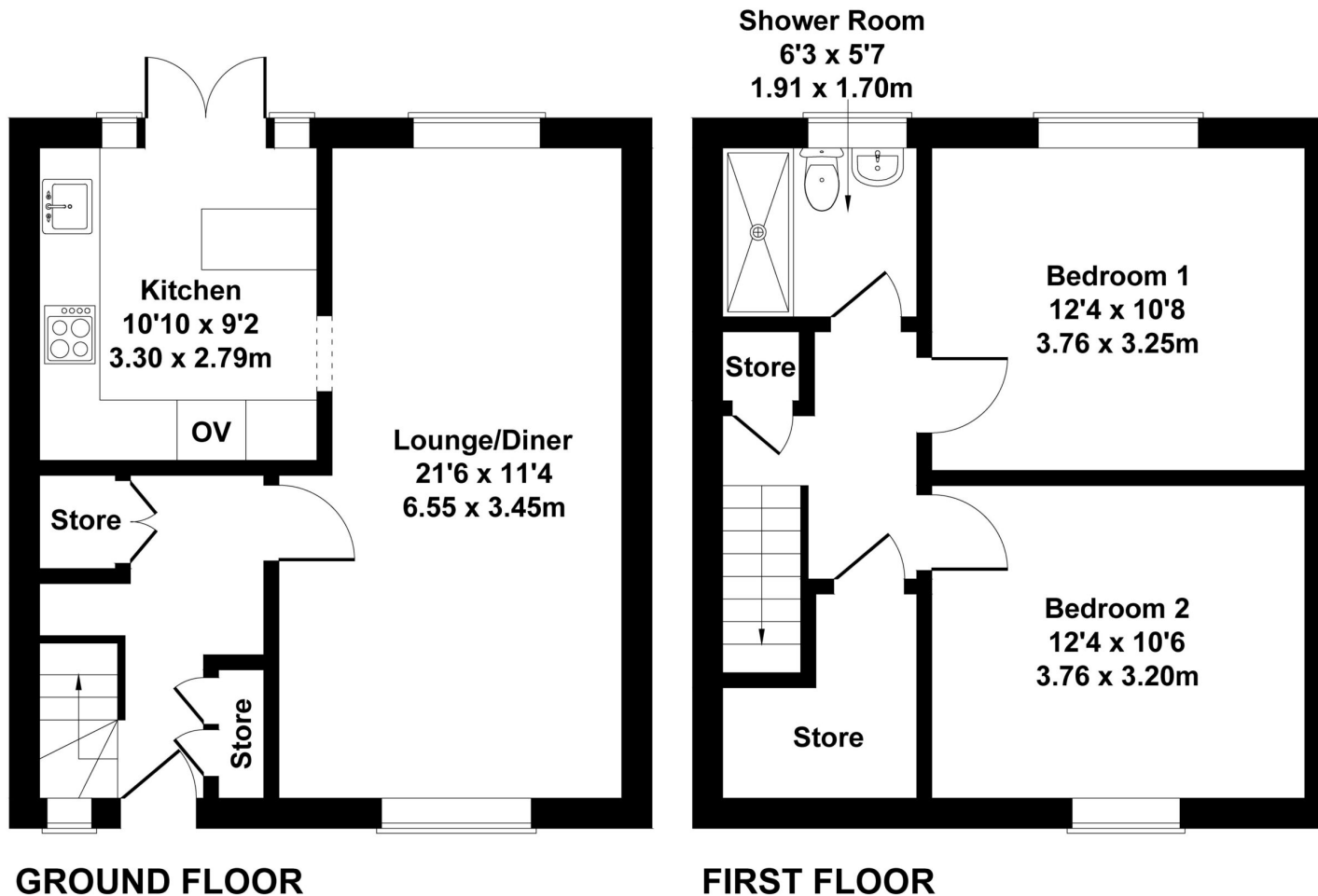
Livingston, located just a short drive from Polbeth, is one of West Lothians largest and most vibrant towns, offering an array of amenities that cater to modern living. As a thriving commercial hub, Livingston boasts a wide selection of shopping centers, including The Centre and Livingston Designer Outlet, where you'll find a variety of high-street brands, dining options, and entertainment facilities.

Extras: White Goods - to include Washing Machine, Fridge/Freezer, Electric Hob and Oven, Microwave (no warranty) All Light fittings and Shades, Vertical Blind in Livingroom, Curtain Poles and Floor Coverings. Garden Shed including some tools. Garden Furniture including Bench, Parasol, Table, Living wall Planters, Garden Decor-Ceramic Planters and Plants *Bedroom furniture can be included on request.



239 Langside Gardens, Polbeth

Approximate Gross Internal Area
828 sq ft - 77 sq m



Not to Scale. Produced by The Plan Portal 2024
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All Enquiries

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