



217 Langside Gardens
Polbeth West Calder
EH55 8QT

Offers Over £149,000

Caesar & Howie
Solicitors & Estate Agents



217 Langside Gardens, Polbeth

A superb first or second buy is offered from this well presented, modernised and popular style terraced villa. Located in a sought after area, it has undergone many improvements over the years and has been in the same family ownership for a long time. All rooms are well proportioned, there are excellent storage facilities and further potential. The gardens have recently been attractively landscaped to allow for low maintenance. Both kitchen and shower are modern in standard. Schools, local amenities & public transport are all with easy reach. West Calder and Livingston a short drive away. Flexible/early entry. Chain free.

- **Entrance hall/walk-in storage**
- **Bright lounge**
- **Dining room**
- **Modern fitted kitchen**
- **Three double bedrooms**
- **Attractive refurbished shower room**
- **GCH & DG**
- **Built-in wardrobes (2 rooms)**
- **Exterior walls refurb/clad**
- **Attractive low maintenance gardens**
- **Parking in vicinity**
- **Open aspect to front**
- **Council Tax Band B**

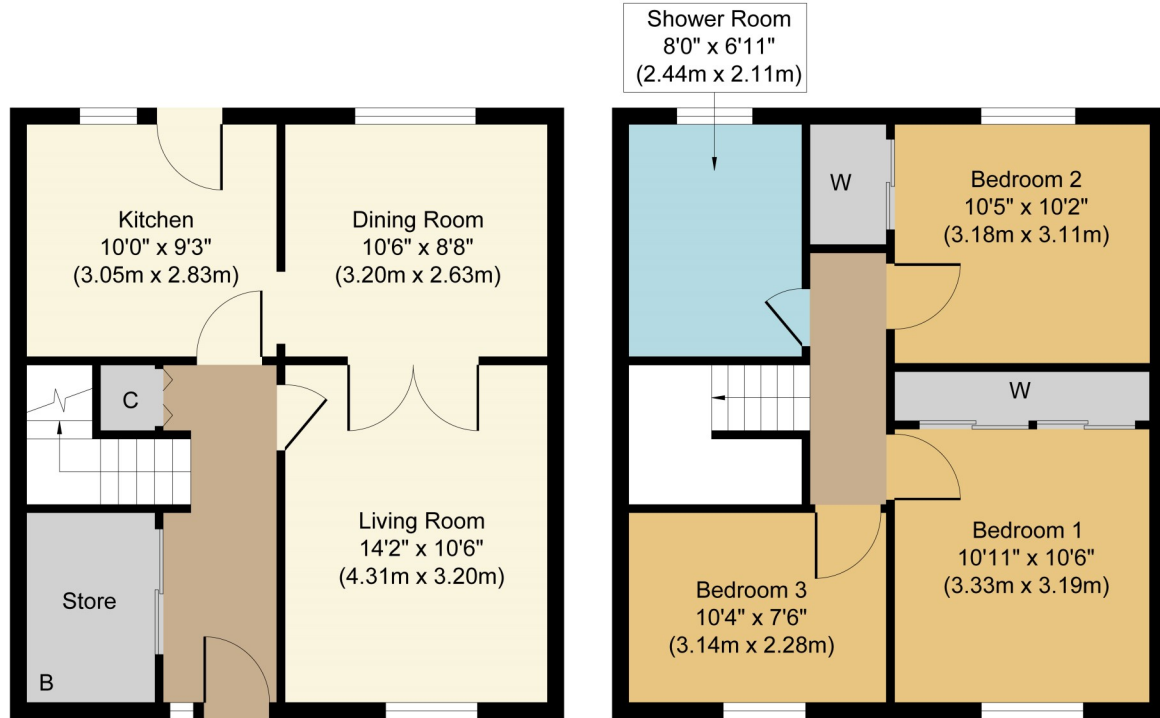


Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk



217 Langside Gardens

217 Langside Gardens



Ground Floor

First Floor

217 Langside

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | www.houseviz.com