





# 61 Northfield Meadows



Longridge is approximately two miles from Whitburn and is close to Bathgate and Livingston. Within the village there are local shops and a primary school in the village whilst in nearby Whitburn, there is a good choice of banking and shopping facilities, a swimming pool, sports centre and secondary

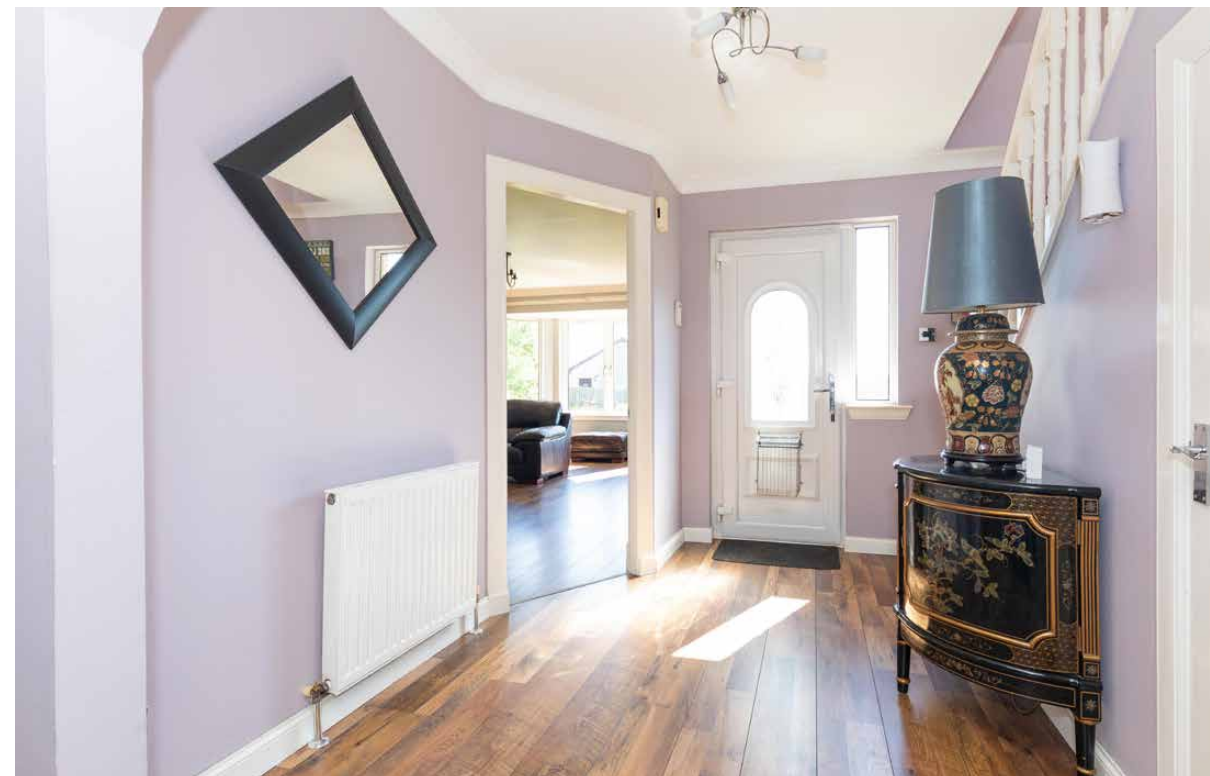
school. Being situated adjacent to the M8, the village enjoys very easy communications with the rest of the country.

Both Edinburgh and Glasgow are within very easy reach, as are Falkirk and Stirling, the Forth Bridge, and all points

North. Livingston South Railway Station is a short drive away and from here, the trip into the very heart of Edinburgh to Waverley Station takes only a matter of twenty minutes.

The Centre in Livingston provides every possible facility, amenity and service,

along with the widest possible choice of shopping, all within an enclosed shopping precinct. Several shops trade on a seven-day basis. Livingston, in general, provides a high level of amenities. Various community high schools offer an impressive array of activities.



Part exchange available! McEwan Fraser is delighted to present this spacious 5/6 bedroom detached villa to the market. The property is presented to the market in excellent internal order and boasts generous accommodation over two floors. With bedrooms on both ground and first floor levels, the property offers great flexibility for multi-generational families. Located at the top of Northfield Meadows, the property suffers from little to no passing traffic. Combine this with a small local play park and secure gardens, you have a wonderful home for a growing family. The property also enjoys plenty of off street parking, an integral garage, gas central heating and double glazing.





*"...The second double bedroom is currently arranged as a dining room..."*





*“...French doors from the kitchen open onto a huge deck which provides a fantastic entertaining space...”*

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Internal accommodation is focused on a stunning dual aspect lounge. Excellent levels of natural light readily compliment the chic modern decor. There is plenty of space for a large style suite and plenty of additional free standing furniture. The stylish modern kitchen sits behind the lounge. Comprising a full range of base and wall mounted units, the kitchen provides a tremendous amount of prep and storage space for the aspiring chef. Gas hob, electric oven, dishwasher and cooker hood are integrated. Further space is provided for a free standing washing machine and an American style fridge freezer. French doors from the kitchen open onto a huge deck

which provides a fantastic entertaining space.

Further ground floor accommodation comprises two ample double bedrooms, an office which has potential as a sixth, single, bedroom if needed and the family bathroom. The larger bedroom is a well-proportioned double with integrated wardrobes and an attached en-suite shower room. The second double bedroom is currently arranged as a dining room but does also included an integrated wardrobe. The family bathroom boasts full tiling and an elegant white suite.



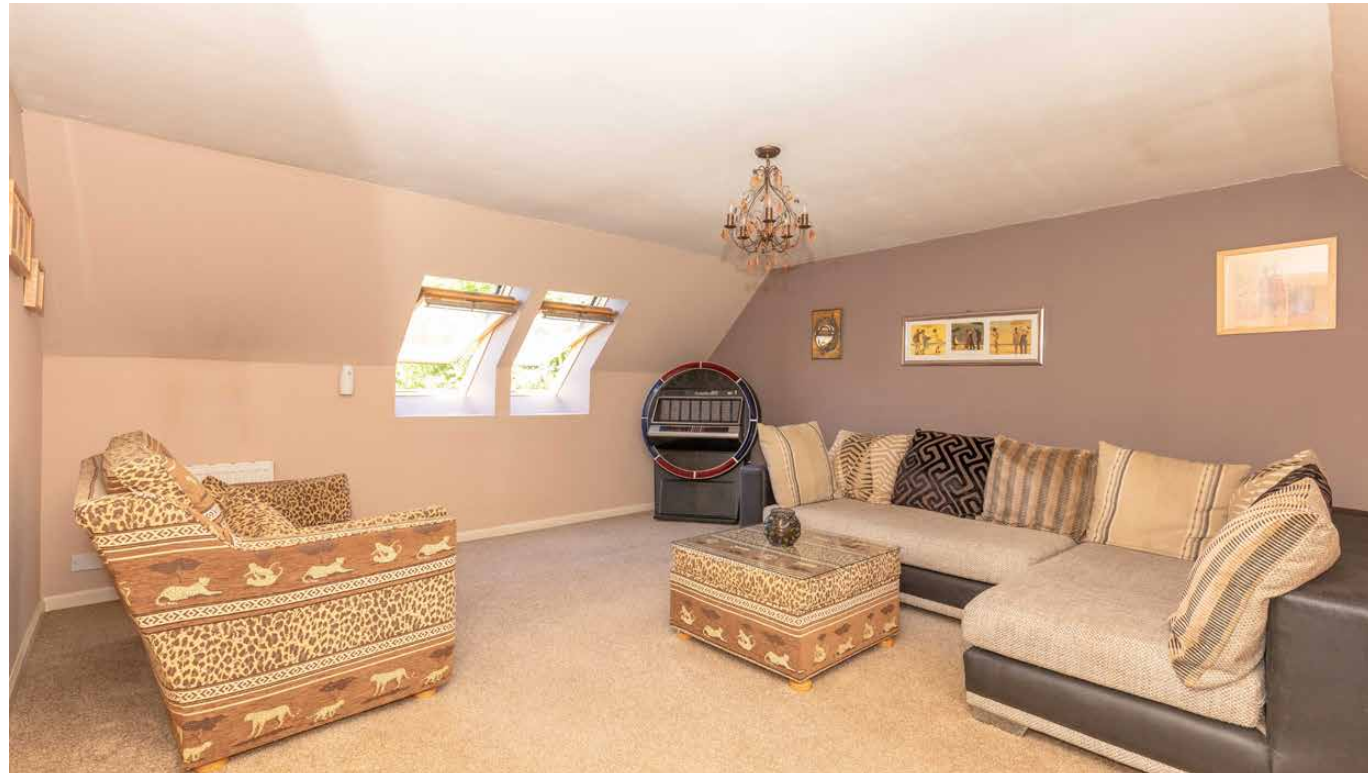


*“...The second bedroom is currently arranged as an additional public room and is an exceptionally generous space...”*

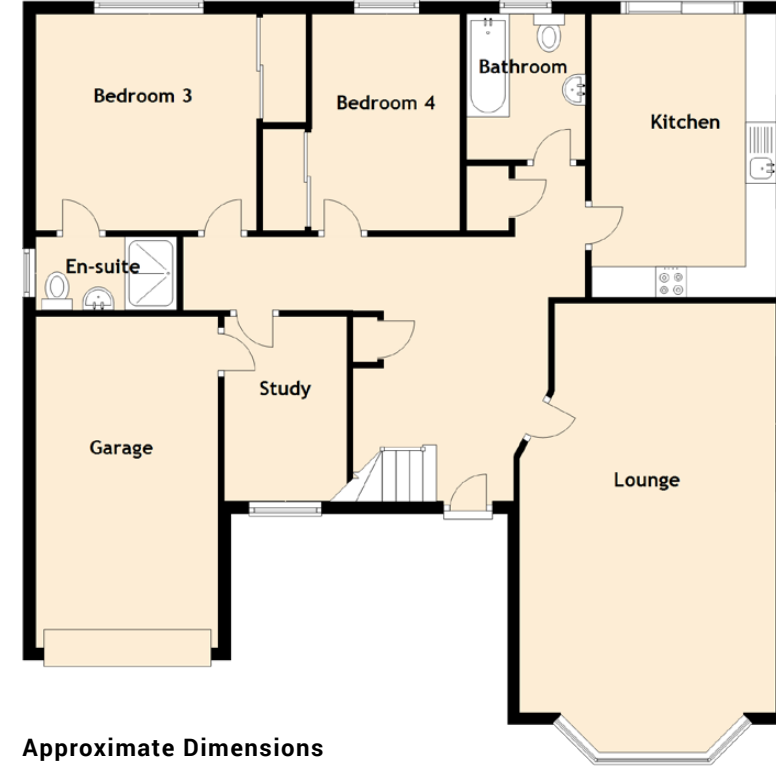
Climbing the stairs, the first-floor landing gives access to three further bedrooms.

To your left is the master suite which is a generous double bedroom with a generous en-suite shower room and a large walk-in wardrobe. The second bedroom is currently arranged as an additional public room and is an exceptionally generous space. There is plenty of floor space for a larger style double bed and supporting free standing furniture. The final bedroom is a generous single with Velux window. Internal viewing is a must to fully appreciate all that this stunning home has to offer.

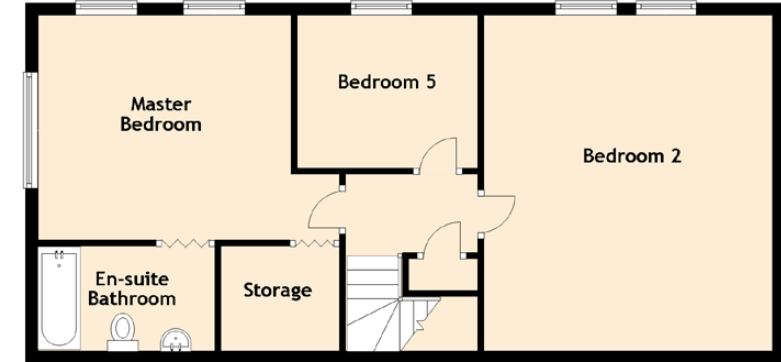
Externally, the grounds wrap around the property. To the front, there is a large driveway leading to the integral garage. There is plenty of space for four cars in relative comfort. To the rear, the ground the rear and side are low maintenance with a large deck, stone chippings and a summer house. A section of lawn to the side is secured front and rear which would be ideal for young children.







## Specifications



### Approximate Dimensions (Taken from the widest point)

Lounge	6.67m (21'10") x 4.18m (13'9")	Bedroom 5	2.95m (9'8") x 2.50m (8'2")
Kitchen	4.62m (15'2") x 3.01m (9'11")	Study	3.02m (9'11") x 2.00m (6'7")
Master Bedroom	4.13m (13'7") x 3.67m (12')	Bathroom	2.38m (7'10") x 1.94m (6'4")
En-suite Bathroom	2.89m (9'6") x 1.71m (5'7")	Garage	5.40m (17'9") x 2.98m (9'9")
Bedroom 2	5.48m (18') x 4.71m (15'5")		
Bedroom 3	3.61m (11'10") x 3.54m (11'7")		
En-suite	2.38m (7'10") x 1.20m (3'11")		
Bedroom 4	3.53m (11'7") x 2.42m (7'11")		
		Gross internal floor area (m <sup>2</sup> ):	<b>167m<sup>2</sup></b>
		EPC Rating:	<b>C</b>

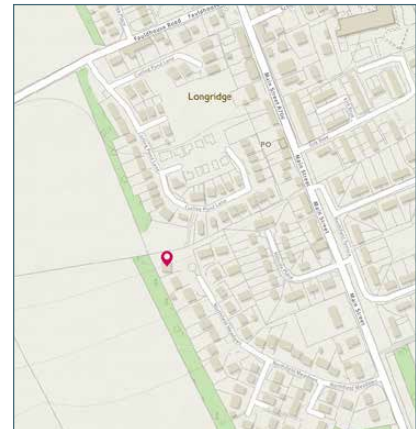


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# McEwan Fraser Legal


## Solicitors & Estate Agents

Tel. 01506 537 100  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**MICHAEL MCMULLAN**  
Surveyor

  
Professional photography  
**ROSS MCBRIDE**  
Photographer

  
Layout graphics and design  
**ALAN SUTHERLAND**  
Designer