

10 Earl's Place

FAULDHOUSE, WEST LOTHIAN, EH47 9EB



*SPACIOUS SEMI-DETACHED
FAMILY HOME*



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McEwan Fraser Legal is delighted to present this three-bedroom semi-detached family home in the heart of Fauldhouse, nestled away at the end of a secluded residential lane.

Inside, the property comprises of a spacious living room which could accommodate additional dining space if needed. Fitted with a fireplace making for a cosy living space. This room offers various possibilities for furniture arrangements. A fully equipped kitchen dining room which is modern, however, could benefit from areas of upgrading.

The house benefits from three bedrooms which range in size from a single to two double bedrooms. There is one main three-piece family bathroom that would benefit from upgrading.

In addition to this, the property includes gas central heating, double glazed windows making for a warm, cost-effective home, year-round. The property further benefits from off-street parking, double garage and a good-sized private rear garden.





The Kitchen





Conservatory





Bedroom 1





Bedroom 2

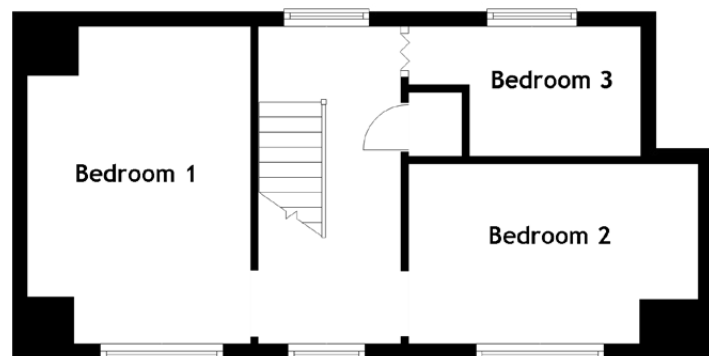
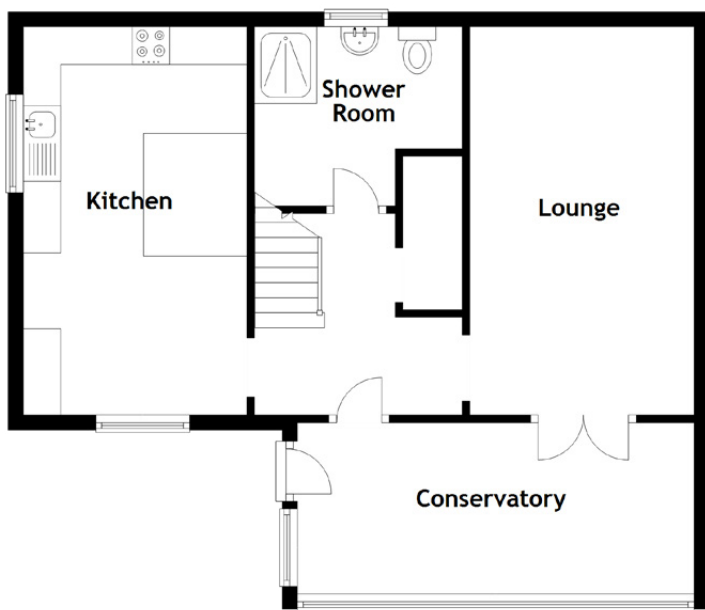




Bedroom 3







Approximate Dimensions
(Taken from the widest point)

Lounge	5.16m (16'11") x 2.98m (9'9")
Kitchen	5.16m (16'11") x 2.97m (9'9")
Conservatory	5.27m (17'3") x 2.28m (7'6")
Bedroom 1	4.21m (13'10") x 2.97m (9'9")
Bedroom 2	3.85m (12'7") x 2.39m (7'10")

Bedroom 3	3.09m (10'2") x 1.72m (5'8")
Shower Room	2.76m (9'1") x 2.38m (7'10")
Gross internal floor area (m ²): 80m ²	
EPC Rating: E	

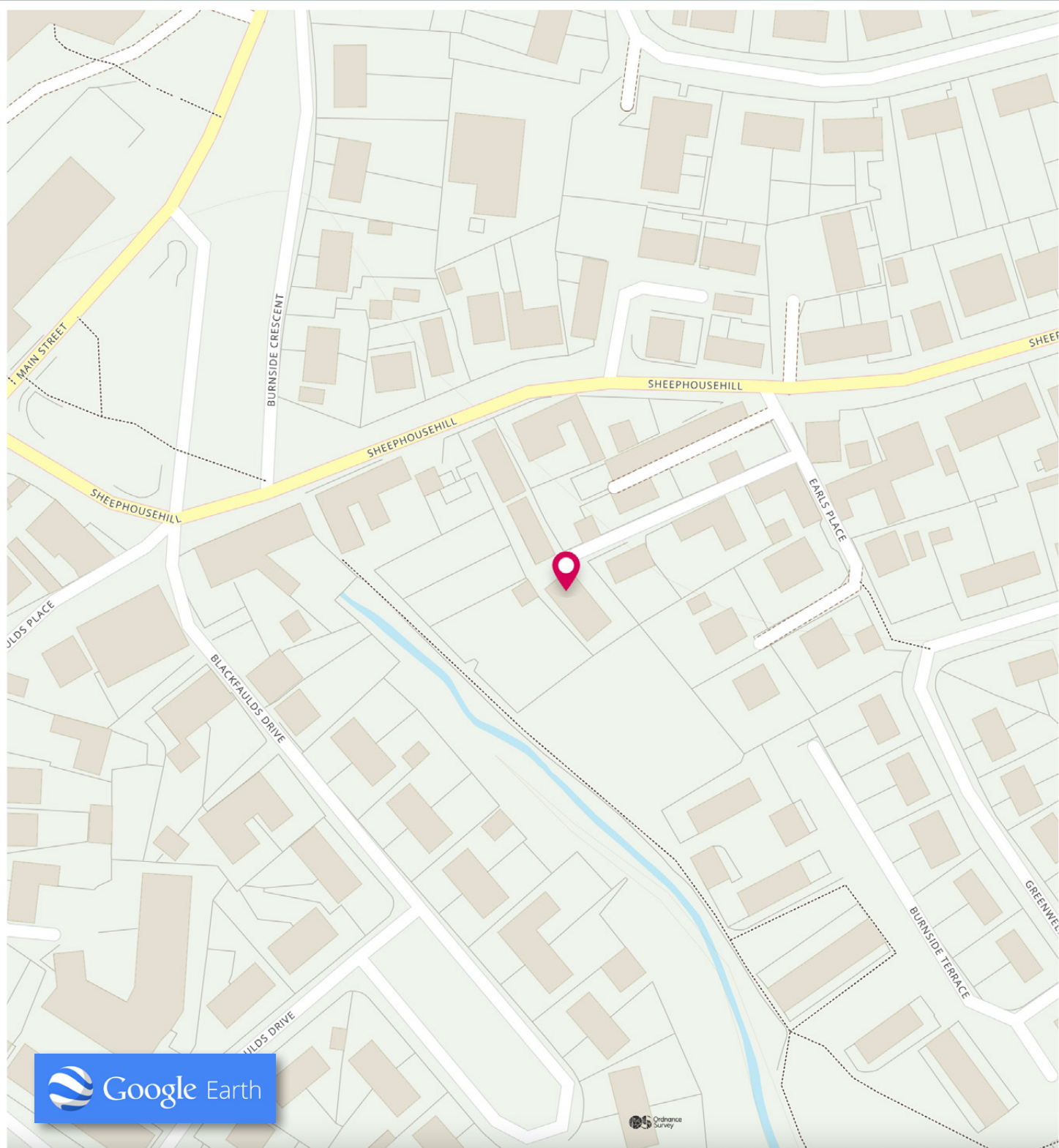




Fauldhouse is a small community and offers local amenities within easy walking distance as well as ample local shopping. To the south of Fauldhouse is the 18 hole Greenburn Golf Club, founded in 1892, which has been on its present site for around 50 years. The village also has two primary schools, Falla Hill and St John the Baptist RC, both of which have been expanding over recent years. The local high school for Falla Hill is Whitburn Academy and for St John the Baptist, St Kentigern's Academy in Blackburn.

Neighbouring villages include Longridge, Shotts and Stoneyburn. The nearest town to Fauldhouse is Whitburn followed by Livingston and Bathgate. There are ample facilities in nearby Livingston which are within easy travelling distance and offer an extensive range of amenities.

The commuter is well catered for with motorway, trunk roads and a rail link offering rapid transport to Edinburgh, Edinburgh Airport, Glasgow and throughout central Scotland.



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