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FAULDHOUSE, WEST LOTHIAN, EH47 9AY

FAULDHOUSE

WEST LOTHIAN



The village of Fauldhouse is well located within West Lothian and is convenient for travel in and around the region. A train station within the village offers a regular service to both Edinburgh and Glasgow. The A71 and M8 are also within easy reach.

The village is served by a choice of shops and primary schooling, with the nearest secondary schools a short bus ride away. Other everyday amenities are available nearby including a library and health centre. A more comprehensive range of everyday facilities can be found in nearby Whitburn, with further recreational facilities in the larger town of Livingston.





McEwan Fraser is delighted to bring to the open market this three-bedroom detached bungalow with a yard to the side. The property offers great flexibility throughout and can be adapted to meet individual purchasers needs.

In more detail the property consists of hallway with access to the attic, the attic is generous in size and would add more versatility if it were to be developed (STPP). The bright and airy lounge allows for free standing furniture and different configurations. The kitchen comes with floor to ceiling units, space for cooker, fridge-freezer and dining table. There is also the benefit of a utility cupboard with plumbing for washing machine and additional storage cupboard. There are three good sized bedrooms, all allowing for free standing furniture and allowing for different furniture configurations. The bathroom completes the property internally with roll-top bath, wash hand basin, W/C and towel rail.

Externally the large back garden is low maintenance, there is an old wash house/store shed. The driveway provides ample off-street parking and leads to a single garage with power and light. The yard is the perfect place for anyone that has a small business looking for premises to work from.

The property also benefits from central heating and double glazed windows.



BEDROOMS

& BATHROOM



Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.71m (12'2")
Kitchen	4.12m (13'6") x 3.62m (11'11")
Bedroom 1	4.97m (16'4") x 3.37m (11'1")
Bedroom 2	3.84m (12'7") x 2.80m (9'2")
Bedroom 3	3.67m (12') x 2.10m (6'11")
Bathroom	2.62m (8'7") x 1.69m (5'7")

Gross internal floor area (m²): 89m²
EPC Rating: E

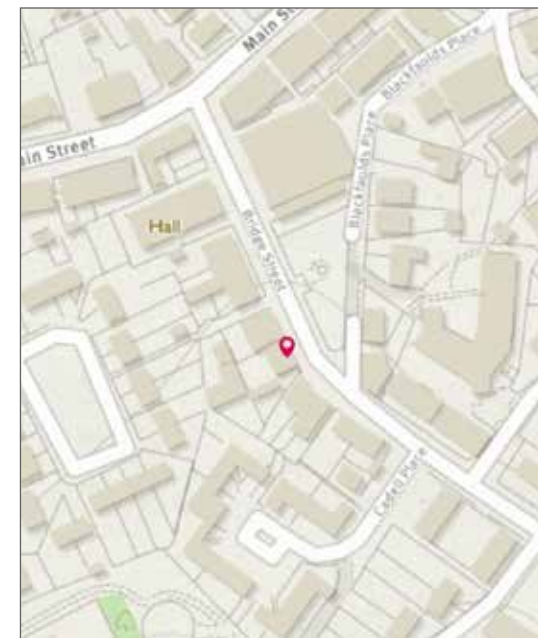


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