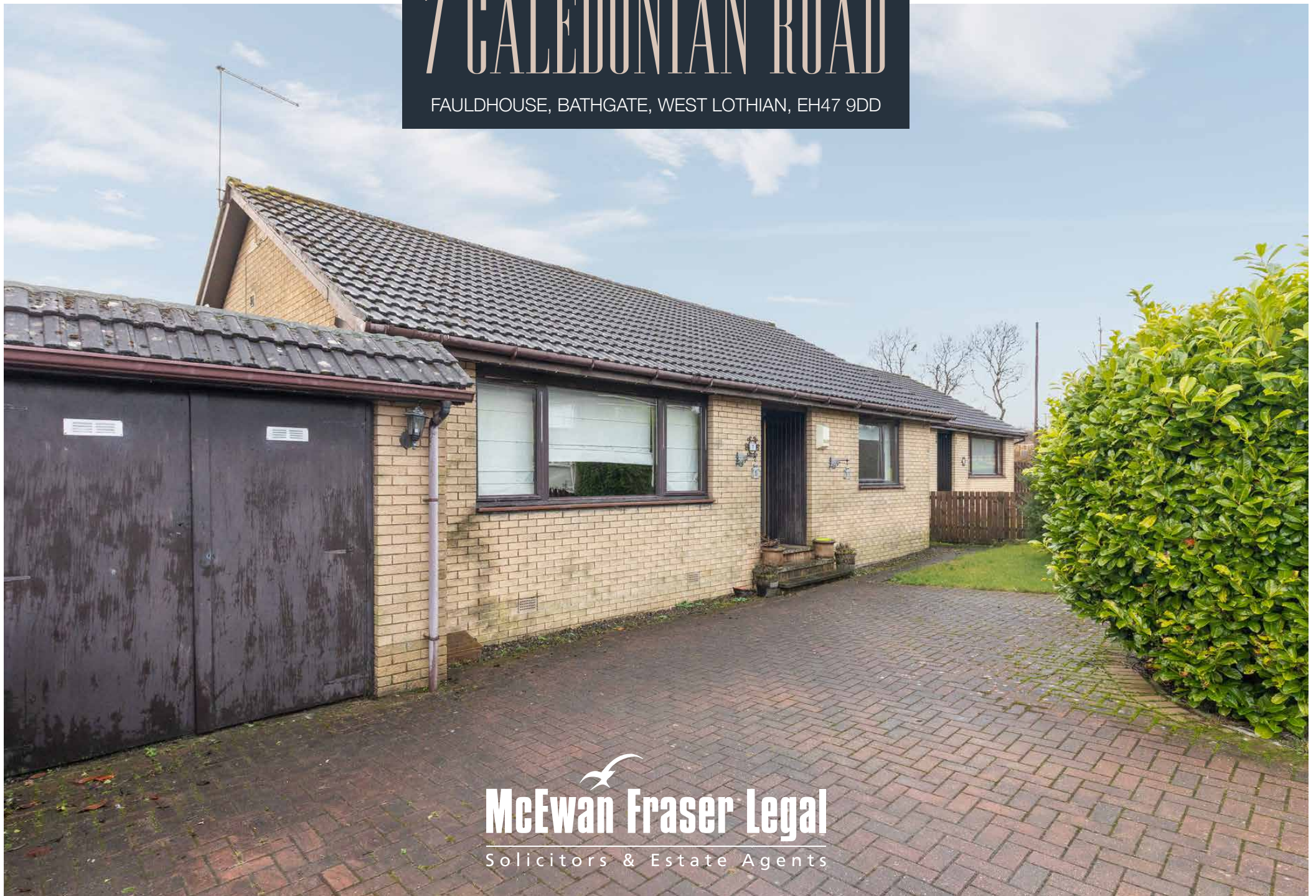


# 7 CALEDONIAN ROAD

FAULDHOUSE, BATHGATE, WEST LOTHIAN, EH47 9DD



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents



# FAULDHOUSE

BATHGATE, WEST LoTHIAN, EH47 9DD

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.



LOCATION





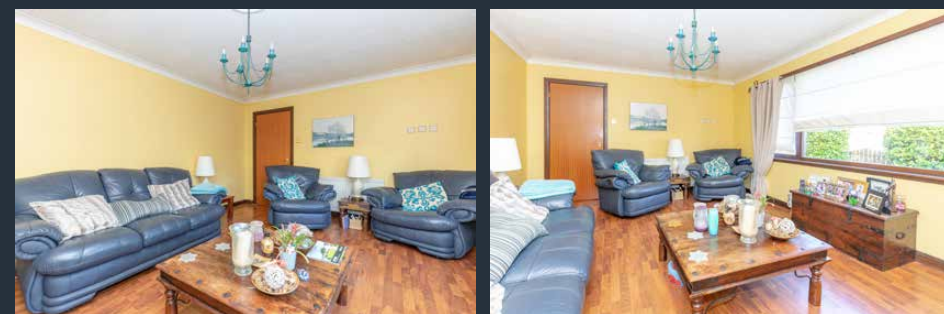
# 7 CALEDONIAN ROAD

FAULDHOUSE, BATHGATE, WEST LOTHIAN, EH47 9DD

Situated within this quiet location in the village of Fauldhouse, is this four/ five-bedroom, detached bungalow, all on one level and positioned on a good-sized plot, which was constructed around 1990 and has been professionally extended on two separate occasions since. Room usage can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family. The property itself is deceptively spacious (141 m2) and provides a highly successful marriage of traditionally proportioned apartments.

The property sits within well-maintained gardens, which have been designed for ease. This provides a private and safe environment for children and/or pets. Al-fresco dining and relaxing are thoroughly recommended on the patio in the rear garden. The property can be accessed via a private driveway, which offers off-road parking for two/three vehicles. This, in turn, leads to a single attached garage (with power and light). The garage offers huge potential to convert into further living accommodation or opening up into the dining room (STPP).

The front elevation of the property belies the accommodation internally, which comprises: A spacious and welcoming reception hallway with two storage cupboards. Access to the partly-boarded loft is also gained from here. The space that exists within this area would be ideal for conversion into further living space (subject to obtaining the necessary planning consents). The impressive lounge has a range of furniture configurations and has a feature picture window to the front aspect, which floods the room with natural light and provides views of the surrounding area.



LOUNGE





## KITCHEN

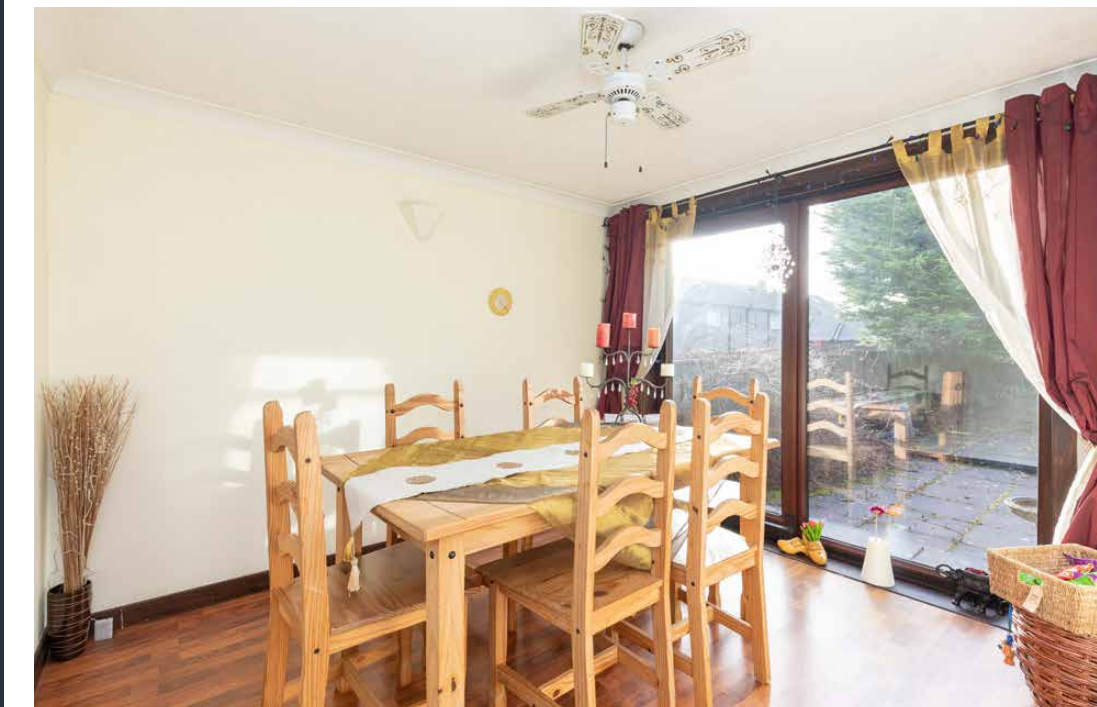


The bright and airy kitchen has been fitted to include a good range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. It benefits from a double oven, hob, extractor hood and space for a dishwasher, washing machine, tumble dryer and an upright fridge freezer. There are two useful storage cupboards.

Access can be gained from here into the conservatory, which is a great room to

just relax and chill and offers views over the gardens. French doors open from here onto the patio.

A door also opens from the kitchen into the separate dining room, which has a set of patio doors opening into the rear garden, a stunning spot to spend a summer's evening entertaining and has been used for this purpose on many an occasion. The dining room could easily be used as a family room or a comfortable fifth bedroom.







## BEDROOMS



The hallway allows access to sleeping accommodation. There are four, well-proportioned bedrooms and all have storage facilities. The master benefits from the luxury of its own en-suite shower room.

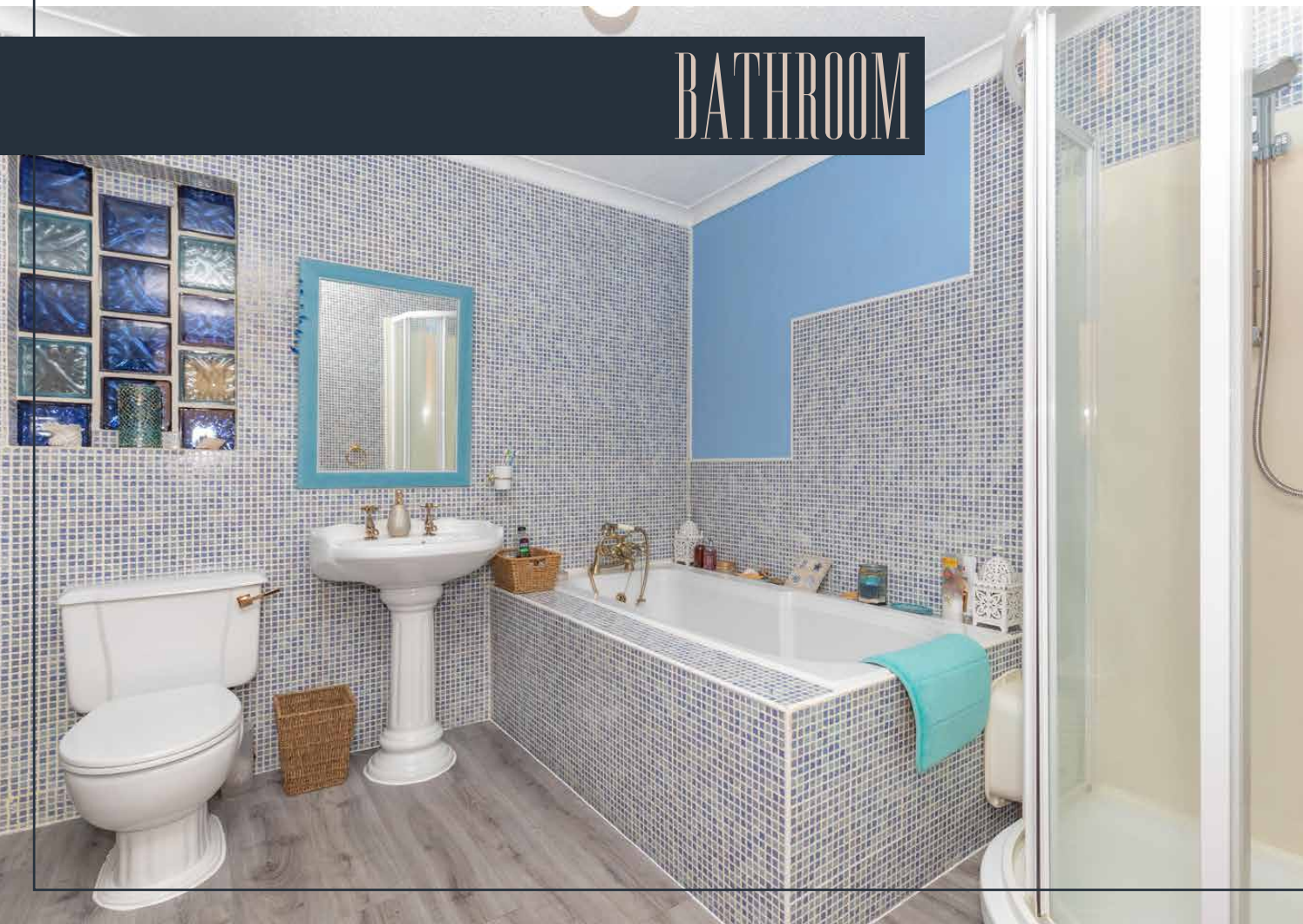
A home office can also be found in this zone and would be useful for those requiring live/work arrangements.

A four-piece family bathroom suite, with a separate shower cubicle, completes the impressive accommodation.

The high specifications of this family home also include double glazing and gas central heating to radiators for additional comfort.







# SPECIFICATIONS & DETAILS

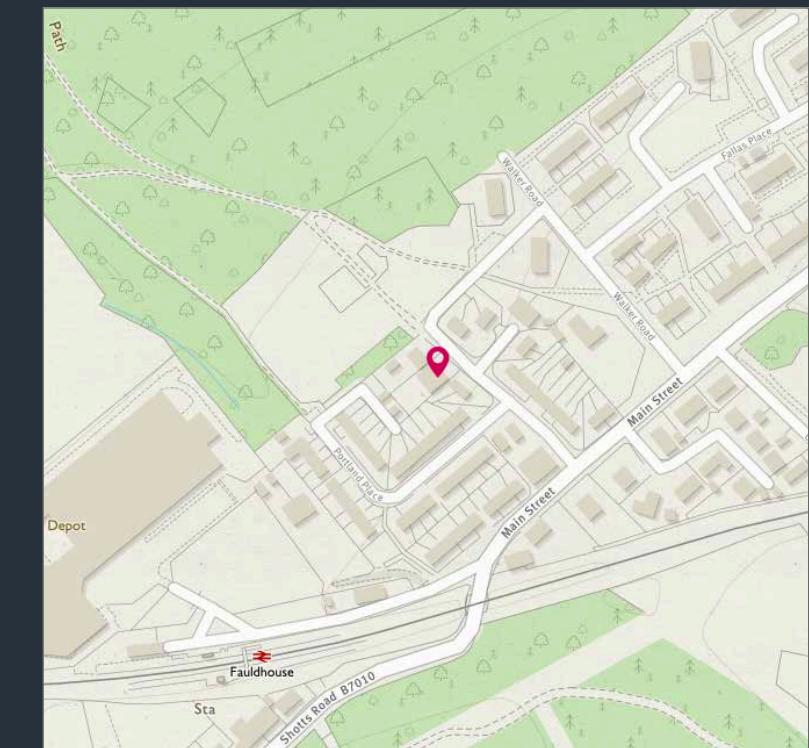
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.08m (16'8") x 3.87m (12'8")
Kitchen	6.17m (20'3") x 3.30m (10'10")
Dining Room	3.11m (10'2") x 2.93m (9'7")
Conservatory	4.00m (13'1") x 2.70m (8'10")
Master Bedroom	4.20m (13'9") x 4.03m (13'3")
En-suite	2.96m (9'9") x 2.12m (6'11")
Bedroom 2	4.00m (13'1") x 3.33m (10'11")
Bedroom 3	3.82m (12'6") x 3.33m (10'11")
Bedroom 4	3.88m (12'9") x 3.33m (10'11")
Office	3.33m (10'11") x 2.03m (6'8")
Bathroom	2.72m (8'11") x 2.56m (8'5")
Garage	5.40m (17'9") x 3.00m (9'10")

Gross internal floor area (m²): 141m² | EPC Rating: D



TRAIN LINKS

NEAR SCHOOLS

LOCAL AMENITIES

BUS LINKS

M8/A71 ROAD LINKS





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