

3 Willow Park, Fauldhouse Bathgate, EH47 9HN

OFFERS OVER £240,000



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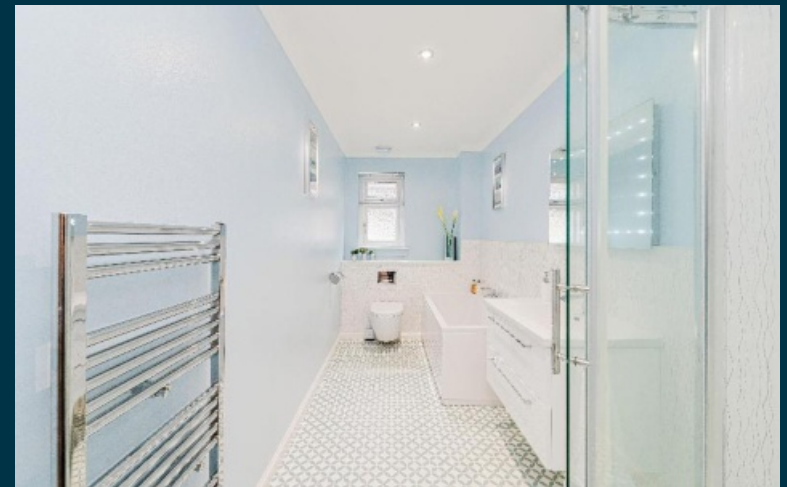
- Modern detached bungalow in 'move-in' condition
- Living Room and separate fitted dining kitchen
- Large Utility/Games room (former garage)
- 3 bedrooms and large stylish bathroom/shower
- Modern gas central heating and uPVC double glazing
- Landscaped gardens with shed
- Popular commuter base with rail station
- EPC C

Description

This desirable detached bungalow offers comfortable accommodation (117 sqm) which will appeal to purchasers of all age groups. It is extremely well presented throughout and boasts many attractive features including oak doors.

The property is entered through a front-facing vestibule with a lengthy hallway. The living room is well proportioned and gives direct access into the fitted dining kitchen (appliances incorporated). All three bedrooms (master with French doors) conveniently provide in-built wardrobes. A most spacious bathroom now boasts contemporary fitments including a step-in shower cabinet. The original integral garage has been converted into a versatile utility/games room complete with sink and storage.

Early viewing is strongly recommended.





Central Heating and Double Glazing

The gas boiler for the central heating was only installed in 2018 and new radiators in 2021. All windows and doors were replaced by uPVC double glazing in 2020.

Garden

The enclosed garden features high quality landscaping and offers a choice of sun decks, paviour driveway plus a shed. Mature trees on the rear boundary create a very pleasant back drop and above average privacy.

The original integral garage was converted.

Location

Willow Park is a well-regarded private estate positioned near Greenburn Golf Course and the outskirts of Fauldhouse. It is a large village near Whitburn standing in the almost exact centre of Scotland's central belt with regular bus services and local rail station on the Shotts line connecting with Edinburgh Warley and Glasgow Central. It is a pleasant and well-established community with local shops, two primary schools, social amenities and sports facilities. Bathgate (7 miles), Livingston (15 miles) and Glasgow (25 miles) provide a wide range of larger which along with the nearby M.8 offer fast access to the cities of Edinburgh and Glasgow. Bathgate (3 miles) and Livingston (10 miles) offer a wider range of recreational pursuits.

Home Report

The mortgage valuation is £250,000 and the link to the Home Report is available via the ESPC web site.

Council Tax and EPC

The property lies in Council Tax E and has a C-rated Energy Performance Certificate.

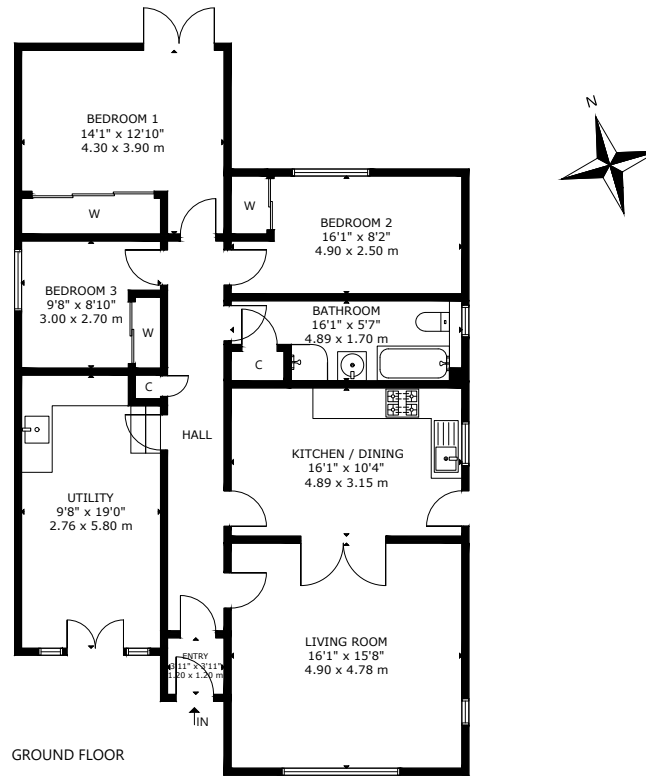
Extras

The price includes floor coverings, blinds, oven, hob, hood and shed.

Viewing

By appointment with the Agent - telephone 0131 229 3399 (0759 58 20611 out with office hours).





GROUND FLOOR

3 WILLOW PARK, FAULDHOUSE, BATHGATE, EH47 9HN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,282 SQ FT / 119 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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