



## 3 Greenhill Court

Fauldhouse, EH47 9LP

Fixed Price £139,995



**\*\*Freshly Presented Throughout With Allocated Parking\*\*** Enjoying a quiet cul-de-sac setting that is tucked off Main Street in Fauldhouse, this two bedroom end-terraced property has been carefully and sympathetically modernised to offer a home in true walk-in condition. Greenhill Court is a modern courtyard offering only a handful of properties, providing a peaceful location that is equally close to the local amenities. Fauldhouse provides facilities to cater for everyday needs, with health centre, golf course and a choice of primary schooling all found within short walk from the property doorstep. A train station within easy reach offers a link to the larger towns and cities, whilst commuters will further benefit from nearby links to the A71 and M8.





## Description

The property is offered to the market in immaculate condition throughout and is ready for the next owner to enjoy. Contemporary neutral tones throughout offer a clean, blank canvas, ensuring no major works are required for the buyer to settle with ease. The accommodation has been enhanced in the past by the addition of a conservatory to the front, which runs open plan into the main living room, providing almost 30 feet in length to relax, dine or entertain family and friends. A fitted kitchen to the rear will include appliances as part of the sale, alongside enough space to cater for everyday meals. The upper level features the two double bedrooms, both flawlessly presented with storage cupboard to the larger front room. Additional storage possibilities can be found via the floored attic area, which features an installed loft ladder for easy access. The bathroom includes a four piece suite, allowing the best of both worlds with a shower and bathtub. A ground floor WC offers added convenience. The property benefits from an allocated parking space within the cul-de-sac, whilst the garden grounds are landscaped with easy maintenance in mind.

## Location

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 whilst the A71 and M8 are also within easy reach. The village is served by a choice of shops, pubs and primary schooling, with the nearest secondary schools a short bus ride away. Fauldhouse Partnership Centre provides a range of services under one roof including a library, swimming pool, sports hall and GP practice. A more comprehensive range of everyday facilities can be found in nearby Whitburn, with further recreational amenities in the larger town of Livingston.

Conservatory 13'8" x 12'8" (4.17m x 3.88m)

Kitchen 13'7" x 7'10" (4.16m x 2.40m)

Living Room 16'2" x 10'4" (4.94m x 3.17m)

Bedroom 1 12'0" x 10'5" (3.68m x 3.20m)

Bedroom 2 12'2" x 6'11" (3.71m x 2.13m)

WC 4'3" x 3'2" (1.32m x 0.98m)

Bathroom 8'8" x 6'4" (2.66m x 1.94m)

Lower Hall 3'3" x 2'10" (1.00m x 0.88m)

Upper Hall 6'5" x 2'11" (1.96m x 0.91m)

## Key Info

Home Report Valuation: £140,000

Total Floor Area: 63m<sup>2</sup> ( 670 ft<sup>2</sup> )

Heating System: Gas

Council Tax: C - £1682.89 per year

EPC: C

## Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

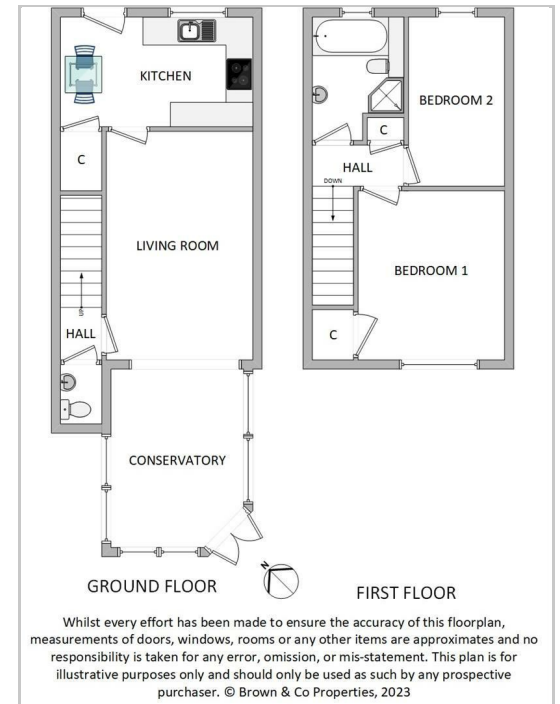
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## Area Map



## Floor Plans



## Energy Efficiency Graph

