



## 15 Earl's Place

Fauldhouse, EH47 9EB

Offers over £240,000



Blending period charm with a contemporary twist, we are delighted to present “Westknowe” to the market which is conveniently offered with no onward chain. Located on Earl’s Place close to the centre of the village of Fauldhouse, the property enjoys a tranquil setting that is within easy reach of all the necessary everyday amenities. The village is an ideal base for homeowners who are looking to commute throughout the M8 corridor, with Fauldhouse providing easy access to both Edinburgh and Glasgow via a train station and nearby major road links. Young families will benefit from nursery and primary schooling within the area, with secondary schools linked by shuttle bus in neighbouring towns.



### Description

Substantially renovated by our client since purchase in 2019, the property retains a number of period characteristics whilst featuring modern fixtures and finishes that are sure to appeal to todays discerning buyer. Located at the end of the access road that is tucked just off Sheephousehill, the property enjoys a generous plot with wraparound gardens and extensive parking space, whilst a detached garage to the side provides further parking or storage potential. The property benefits from almost 1400 sqft of flexible accommodation, with 2 reception rooms and 3 double bedrooms that includes the smaller to the ground floor, perfect for those looking to future-proof their home. A stunning 4 piece bathroom has recently been installed, featuring striking freestanding bath and a good sized level access shower. A modern fitted kitchen is complimented by a spacious utility room, enjoying tasteful navy cabinets and appliances that can be negotiated as part of the sale. A washhouse at the side houses the recently renewed oil-fired boiler, which benefits from a 10 year warranty from install. Additional comfort is available from a wood burning stove to the sitting room, providing cosy nights on the sofa and supplementary heat that flows throughout the property which has been significantly insulated by the owner during his renovation. Within the master bedroom, a cupboard features all the necessary connections for the prospective purchaser to add an en-suite shower room if required. Both bedroom dormer windows offer stunning views to the west across the surrounding area, with the garden area to the front ripe for developing to benefit from the best of the sunny weather.

### 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.

Vestibule 4'4" x 4'3" (1.34m x 1.31m)

Lower Hall 20'9" x 4'4" (6.34m x 1.33m)

Living Room 16'7" x 11'11" (5.08m x 3.65m)

Sitting Room 15'0" x 13'0" (4.58m x 3.98m)

Kitchen 11'4" x 8'0" (3.47m x 2.44m)

Utility Room 9'5" x 9'3" (2.88m x 2.84m)

Bathroom 10'2" x 9'5" (3.12m x 2.88m)

Upper Hall 6'5" x 3'4" (1.96m x 1.03m)

Bedroom 1 14'2" x 13'10" (4.33m x 4.23m)

Bedroom 2 14'0" x 11'8" (4.28m x 3.57m)

Bedroom 3 13'0" x 9'11" (3.97m x 3.04m)

### Key Info

Home Report Valuation: £245,000

Total Floor Area: 127m<sup>2</sup> (1370 ft<sup>2</sup>)

Heating System: Oil

Council Tax: D - £1893.25 per year

EPC: F

### 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 independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

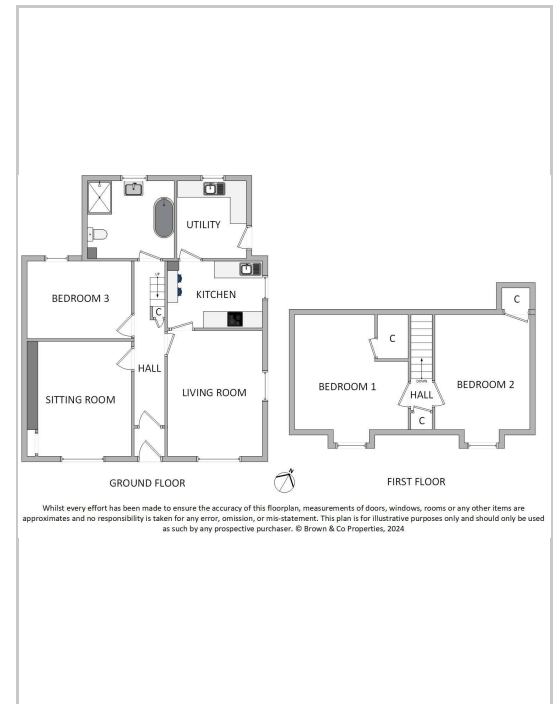
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## Area Map



## Floor Plans



## Energy Efficiency Graph

