



## 14 Patons Terrace

Fauldhouse, EH47 9AW

Offers over £134,000



Enjoying a quiet cul-de-sac setting that is within easy reach of the local amenities, this 2 bedroom terraced property in Fauldhouse provides an ideal choice for buyers in search of their first time home. Patons Terrace is a small, private development that was built in 2006 with the location offering a suitable choice for commuting professionals. Nearby major road links such as the A71 and M8 motorway are within easy reach, whilst a train station in the village offers a regular service throughout the central belt. A selection of everyday amenities and education for a young family can be found nearby, whilst the larger nearby towns of Whitburn and Bathgate provide a further choice of shopping and recreational pursuits.



### Description

The property itself is offered in tasteful, neutral tones throughout and is available for the incoming new owner to move in with ease. Ideally suited to a couple or young family, the property enjoys 2 double bedrooms that both feature the addition of fitted wardrobes whilst the master includes an en-suite shower room. The family bathroom features a 3 piece suite alongside contemporary wall and floor tiling, whilst a ground floor WC offers further convenience for a busy family. The good sized main living room is a comfortable space to relax and unwind, whilst the generous dining kitchen comprises a range of wall and base storage cabinets and ample space to accommodate everyday family meals. Patio doors lead out to the enclosed rear garden, providing a perfect spot for a morning coffee or alfresco dining during the sunny weather. The front garden area is adapted to provide parking for 2 cars, with a further visitor space within the residents car park opposite.

### 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.

Lower Hallway 6'6" x 3'10" (2.00m x 1.19m)

Living Room 16'8" x 12'4" (5.10m x 3.78m)

Kitchen 16'6" x 10'2" (5.04m x 3.11m)

WC 6'6" x 2'11" (2.00m x 0.91m)

Upper Hallway 10'5" x 6'7" (3.20m x 2.02m)

Bedroom 1 10'2" x 9'6" (3.10m x 2.90m)

En Suite 6'3" x 5'5" (1.91m x 1.66m)

Bedroom 2 10'7" x 9'10" (3.24m x 3.01m)

Bathroom 7'11" x 6'3" (2.42m x 1.93m)

### Key Info

Home Report Valuation: £135,000

Total Floor Area: 75m<sup>2</sup> (810 ft<sup>2</sup>)

Parking: Driveway & Allocated

Heating System: Gas

Council Tax: C - £1722.09 per year

EPC: C

### Disclaimer

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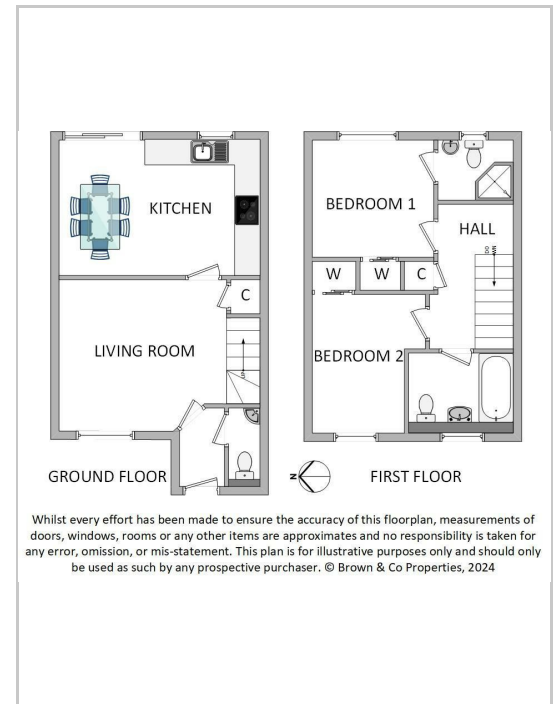
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## Area Map



## Floor Plans



## Energy Efficiency Graph

