



15 Willowbrae

Fauldhouse, EH47 9HE

Offers over £220,000



Quietly set on Willowbrae in the Greenburn area of Fauldhouse, "Rowanlea" is a 3 bedroom detached bungalow that poses an excellent choice for buyers at varying stages of their property journey. The property is set down a secluded, private road, yet is within easy reach of the local amenities and a choice of schooling that the village has to offer. Wider travel throughout the central belt is well catered for with nearby major road links such as the A71 and M8 easily accessible, whilst a train station at the west of the village provides a regular service to the larger towns and cities of the region. Within the local area is the highly regarded Greenburn Golf Club, whilst dog walkers and outdoor enthusiasts will love the scenic countryside walks that are available within the area.



Client Comments

"This house has been my family home for nearly 43 years. I moved there as a child and enjoyed many happy years there with my parents. We enjoyed the privacy the house and garden offered on the quiet, private road. It is a fantastic location for local amenities, towns and central to Glasgow and Edinburgh. I have fond memories of this house and living there."

Description

The property enjoys a well-proportioned footprint of 1000 sqft spread across one level and has been a much loved family home for over 40 years. The incoming new owner will be sure to enjoy 3 double bedrooms that all enjoy the provision of fitted wardrobes, with further storage space available in the hallway and via the partially floored attic area. A good sized main living room is a comfortable space to relax and unwind, whilst the dining kitchen to the rear is perfect for entertaining friends and family or holding everyday meals. Appliances will remain as a part of the sale whilst the kitchen further benefits from the installation of a Quooker instant boiling water tap. The former bathroom was remodelled recently to include a contemporary 3 piece shower room with level access enclosure and rainfall mixer shower. This could easily be reverted to provide a bath if desired. Gas central heating and double glazing throughout offer additional practical comforts, with the boiler regularly maintained on an annual basis. The property enjoys spacious garden grounds at both the front and rear, providing something for all tastes and age range to enjoy, with the private rear garden area offering a number of spaces to make the most of the sunshine throughout the day. A generous driveway allows ample off-street parking space, whilst a detached garage provides further secure parking or storage potential.

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.

Hallway 17'11" x 15'6" (5.48m x 4.73m)

Living Room 16'5" x 11'9" (5.01m x 3.60m)

Kitchen 18'8" x 11'6" (5.70m x 3.53m)

Utility 8'2" x 3'8" (2.49m x 1.14m)

Shower Room 8'1" x 6'4" (2.48m x 1.94m)

Bedroom 1 13'3" x 10'5" (4.05m x 3.20m)

Bedroom 2 10'5" x 8'2" (3.20m x 2.51m)

Bedroom 3 9'6" x 9'4" (2.92m x 2.86m)

Key Info

Home Report Valuation: £225,000

Total Floor Area: 92m² (1000 ft²)

Parking: Driveway & Garage

Heating System: Gas

Council Tax: D - £1937.35 per year

EPC: D

Disclaimer

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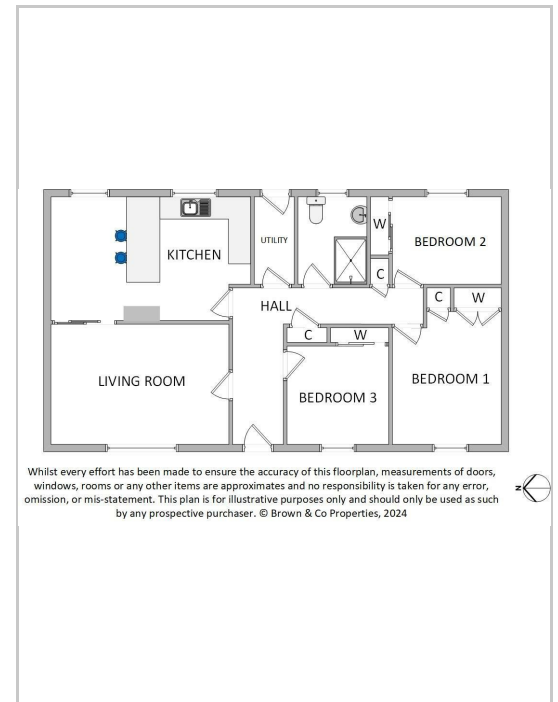
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Area Map



Floor Plans



Energy Efficiency Graph

