



110 Main Street

Fauldhouse, EH47 9BW

Offers over £134,000



Offering ideal accommodation for first time buyers or a growing young family, this 3 bedroom end-terraced is set close to the centre of Fauldhouse and well placed for commuting professionals. Located at the west of the village on Main Street, the property is a short walk to a choice of primary schools and the selection of everyday facilities that the village has to offer. For those travelling outwith the area for work, a train station can be found within minutes walk of the property where a regular service throughout the central belt can be found. Nearby major road links such as the A71 and M8 are also easily accessible, making travel in and around the region convenient for the prospective new owner.



Description

Offered to the market as a chain free sale, this is a good example of how to utilise the space within a generous ex-local authority build and is an ideal home for buyers starting out on their property journey. Three well-proportioned bedrooms are equally adept for family or home working arrangements and are all presented in tasteful, neutral tones. A generous main living room offers comfortable space to relax, dine or entertain, with French doors available allowing easy access to the rear garden. The fitted kitchen includes a range of storage cabinets to meet everyday requirements, with an oven and washing machine included in the sale for the new owner to utilise. A large walk-in storage cupboard off the main entrance hall offers great everyday storage space, or could also be adapted to offer a home study if desired. The shower room includes a 3 piece suite with fully tiled walls and mixer shower available within the quadrant enclosure. Gas central heating and double glazing offer further practical comfort, with a new combi boiler installed in 2022 and annually maintained since. The property enjoys enclosed, low maintenance garden grounds to the front and rear, with the rear including a timber shed and decked terrace for soaking up the sunny weather. A gate to the rear leads to a communal car park whilst there is a bus stop directly outside the front of the property.

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 7'3" x 5'1" (2.23m x 1.55m)

Living Room 21'6" x 13'7" (6.57m x 4.16m)

Kitchen 10'9" x 10'1" (3.30m x 3.08m)

Upper Hallway 7'7" x 5'7" (2.32m x 1.71m)

Bedroom 1 13'5" x 9'0" (4.10m x 2.75m)

Bedroom 2 13'5" x 12'2" (4.10m x 3.72m)

Bedroom 3 9'2" x 7'10" (2.80m x 2.39m)

Shower Room 7'6" x 5'10" (2.31m x 1.79m)

Key Info

Home Report Valuation: £135,000

Total Floor Area: 86m² (925 ft²)

Parking: On-Street

Heating System: Gas

Council Tax: B - £1506.83 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 independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

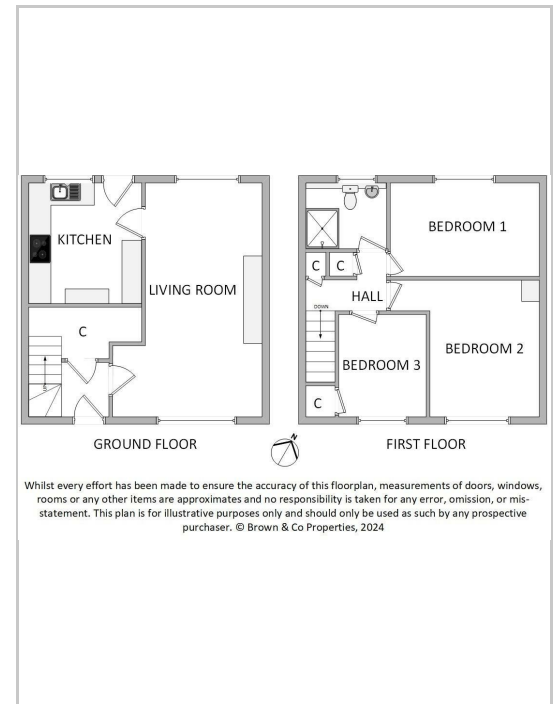
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Area Map



Floor Plans



Energy Efficiency Graph

