



16 Lanrigg Avenue

Fauldhouse, EH47 9JP

Fixed Price £95,000



Offering an ideal first step onto the property ladder, this 2 bedroom terraced house enjoys a handy location for use of local amenities and schooling in the village of Fauldhouse. Set on Lanrigg Avenue, the property is a short walk to a choice of primary schools, whilst the nearby Partnership Centre houses a number of everyday services under one roof. Fauldhouse is an ideal base for commuting professionals and enjoys a regular train link throughout the central region, with nearby major road routes such as the A71 and M8 allowing further convenient travel options. Fauldhouse is around 15 minutes drive from the larger towns of Bathgate and Livingston, where a wide range of shopping and recreational pursuits can be found.



Description

The property itself is a well-proportioned ex-local authority home that would be perfectly suited to a couple or young family starting out. Good sized rooms throughout include 2 double bedrooms, both enjoying fitted storage space whilst a set of freestanding wardrobes within the smaller rear bedroom will remain as a part of the sale. The living room provides comfortable space to relax and unwind, whilst a perfectly functioning fitted kitchen will include appliances and range of storage units. The former bathroom has been adapted to offer a modern shower-room, comprising 3 piece suite with vanity storage for everyday essentials. The attic area is partially floored for additional storage, with scope to convert subject to planning consents. Gas central heating and double glazing provide further practical comforts, whilst the property benefits from a driveway to the front to allow off-street parking. A south-east facing rear is great for soaking up the sunny weather, with greenhouse and timber shed ideal for garden enthusiasts.

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 4'10" x 3'7" (1.48m x 1.10m)

Living Room 13'11" x 13'8" (4.26m x 4.19m)

Kitchen 13'11" x 7'6" (4.26m x 2.29m)

Upper Hallway 6'9" x 4'6" (2.06m x 1.39m)

Bedroom 1 13'11" x 10'7" (4.26m x 3.24m)

Bedroom 2 10'8" x 10'4" (3.27m x 3.17m)

Shower Room 6'7" x 5'7" (2.02m x 1.72m)

Key Info

Home Report Valuation: £100,000

Total Floor Area: 71m² (765 ft²)

Parking: Driveway

Heating System: Gas

Council Tax: A - £1291.57 per year

EPC: C

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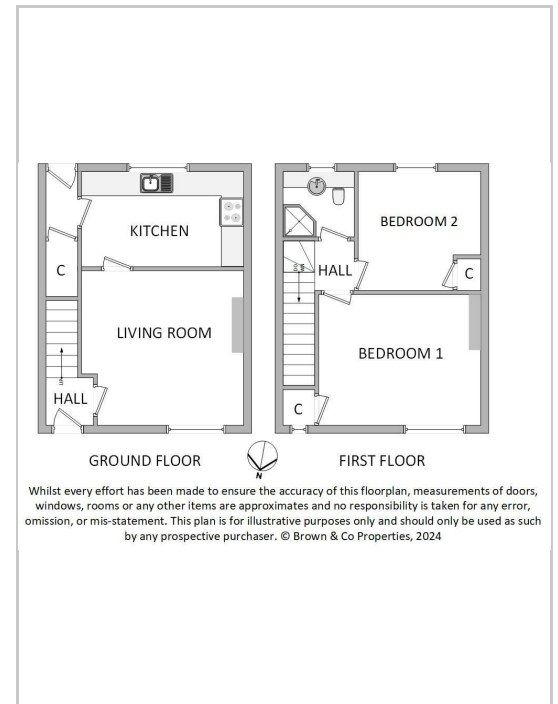
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Area Map



Floor Plans



Energy Efficiency Graph

