



26 Bridge Street

Fauldhouse, EH47 9AY

Offers over £135,000



Providing a deceptively spacious layout that is ideal for buyers entering the market for the first time, this 2 bedroom semi-detached property lies close to the centre of Fauldhouse. Set on Bridge Street, the property is a short walk to the selection of local amenities including a convenience store and Partnership Centre, whilst to the southern end of the street is the popular Greenburn Golf Club. Education at nursery and primary ages can be found within the area, with a shuttle bus service linking to neighbouring towns for secondary schooling. Fauldhouse itself enjoys a convenient location within the central belt that is ideal for buyers commuting for work, with a train station and easy access to major road networks proving particularly handy.



Client Comments

"We were really drawn to the house since it is so unique and bright. Its perfect for a young couple. If we hadn't outgrown it we wouldn't move- we are gutted to leave. Its full of personality and wonderful location wise with all local amenities and we have great neighbours. Additionally the rear garden is a suntrap."

Description

The property itself is a unique, traditional cottage dating to the early 20th century that has been extended to the rear and into the former roof void, offering good sized accommodation that is versatile for a range of buyer motivations. Two double bedrooms includes 1 on each level, offering space for those looking for ground floor living or to accommodate a home office area. The upper room includes a set of fitted wardrobes that will remain as a part of the sale, with eaves access to offer additional storage of non-essential items. The living room is a comfortable space to relax and unwind, with the lower level bedroom offering use as an office space or dining room if not immediately required as a bedroom. The fitted kitchen includes a range of storage cabinets alongside space for all the usual kitchen appliances. A contemporary shower room is available off the ground floor hallway, which is a surprising main entrance and quirky space to utilise. Externally the property is further enhanced by a sunny, south-west facing rear garden that is a great space to enjoy during the summer weather. Two sheds offer good storage space, with gate leading round to the front where good space on-street is available to park.

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.

Living Room 13'1" x 12'4" (4.01m x 3.77m)

Kitchen 7'3" x 5'0" (2.21m x 1.52m)

Bedroom 1 13'7" x 12'11" (4.16m x 3.95m)

Bedroom 2 11'8" x 11'3" (3.57m x 3.43m)

Shower Room 6'7" x 5'4" (2.03m x 1.64m)

Extras

All floor coverings, blinds, curtain poles, fixed light fittings, bedroom wardrobes, integrated oven and hob, garden sheds and planters included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £145,000

Total Floor Area: 77m² (830 ft²)

Parking: On-Street

Heating System: Gas

Council Tax: C - £1722.09 per year

EPC: D

Disclaimer

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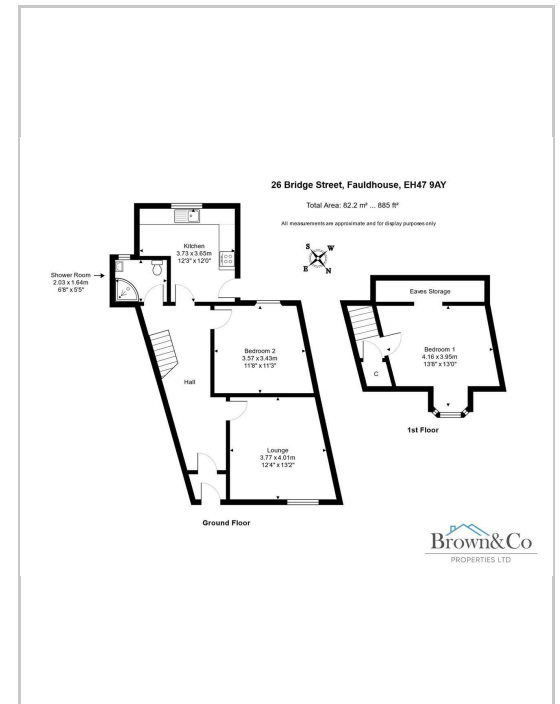
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Area Map



Floor Plans



Energy Efficiency Graph

