



3 Greenburn Road

Fauldhouse, EH47 9HJ

Offers over £265,000



Enjoying excellent views to the south towards the golf course and beyond, “Muldrunview” is a generous detached bungalow that poses a wonderful choice for buyers of all ages in search of one level living. Set just off Greenburn Road close to the centre of Fauldhouse, the property is a peaceful retreat for buyers looking to enjoy a central position along the M8 corridor yet enjoy quiet surroundings. A short walk will lead back towards the local amenities in the village, including a grocery store, choice of primary schools and a Partnership Centre that houses a range of everyday facilities. Similarly commuters will enjoy the local train station being within easy reach, perfect for a trip to Edinburgh or Glasgow for work or leisure purposes. Keen golfers and dog owners will enjoy from the close proximity to Greenburn Golf Club, with a range of good local walking routes available to explore the scenic locale.



Client Comments

"The house is in a perfect quiet location with lovely neighbours. We love just popping down to the golf for dinner on a Sunday and walking our dogs around the beautiful golf course. We will miss sitting in our living room or on the patio and looking out at the golf course."

Description

The property offers well-proportioned, flexible accommodation that is equally suited to buyers moving up or down the property ladder and is presented to the market in turn-key condition throughout. The versatile layout offers 3 double bedrooms that all offer space for family or home working arrangements, with fitted wardrobes available to both bedrooms 1 and 2. Bedroom 4 is currently set up as a dining room and could easily remain as such or be returned to a bedroom or TV room if required by the new owner. The living room enjoys ample space for everyday relaxing, with great outlook to the front towards the golf course. The spacious fitted kitchen is equipped with a range of storage cabinets and a breakfast bar for everyday meals, whilst a fridge-freezer and double oven will remain as a part of the sale. The family bathroom features a 4 piece suite, with separate shower enclosure and a jacuzzi bathtub offering something for all preferences. New double glazed windows and doors were fitted throughout in 2021 whilst gas central heating via a combi boiler offers additional home comfort. Storage space is available in the hallway and partly floored attic, which features handy dropdown ladder. Externally the property enjoys wraparound garden grounds, with a south facing front perfect for enjoying the sunny weather. A composite decked terrace is ideal for hosting friends and family for BBQ's or simply relaxing with a morning coffee. Excellent off-road parking is available to more than cater for a handful of vehicles. The former garage is adapted to a home entertainment room and includes a WC at the rear, with floored section above an ideal choice as a home office.

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 15'2" x 13'6" (4.63m x 4.13m)

Kitchen 17'0" x 9'0" (5.20m x 2.75m)

Dining Room / Bedroom 4 11'4" x 8'6" (3.46m x 2.61m)

Bedroom 1 11'4" x 9'8" (3.47m x 2.96m)

Bedroom 2 10'8" x 10'2" (3.27m x 3.11m)

Bedroom 3 10'8" x 8'2" (3.27m x 2.49m)

Bathroom 10'7" x 8'2" (3.23m x 2.49m)

Garage Room 21'6" x 8'5" (6.57m x 2.59m)

Extras

All blinds, light fittings, floor coverings, integrated double oven, hob and American fridge-freezer included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £275,000

Total Floor Area: 100m² (1080 ft²)

Parking: Multi-Car Driveway

Heating System: Gas

Council Tax: D - £1937.35 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.

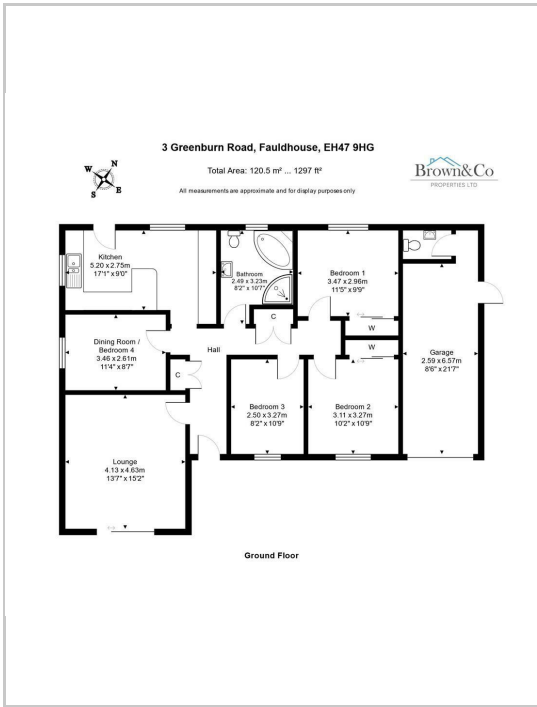
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Area Map



Floor Plans



Energy Efficiency Graph

