



4 Quarry Road , Fauldhouse, EH47 9EW

Offers over £140,000



We welcome to the market “Quarry Cottage”, a 2 bedroom detached cottage in Fauldhouse with endless potential for buyers at varying stages of their property journey. Situated on Quarry Road just a short distance from the centre of the village, the property enjoys a convenient location for those looking to take advantage of nearby daily amenities or travel throughout the central belt for work or leisure. Fauldhouse benefits from a train station offering a regular service throughout the region, whilst major road links such as the A71 and M8 are easily found in short driving distance. The larger towns of Whitburn, Bathgate and Livingston are all easily accessible, offering a wider selection of shops, schools and recreational facilities.



Description

The property is an extended, traditional cottage dating to the early 1900's that sits neatly on a generous plot to offer excellent scope to upgrade and extend further if desired. The accommodation presently comprises 2 double bedrooms, a spacious lounge, a modern shower-room and a fitted kitchen. Cosmetic upgrading and renovation is anticipated throughout, but the footprint is a perfect size for owners looking to downsize for enjoying single level living. The extensive garden grounds offer good scope for a young family to extend the existing layout and reconfigure to provide a home that will suit modern living. The property is further enhanced by gas central heating and double glazing throughout, with a new boiler installed in 2021. The wonderful garden grounds are ripe to develop, with excellent off-street parking space available alongside a detached garage. The west facing rear garden is a particular suntrap during the sunny weather and alongside the chipped driveway, there is a patio area for hosting summer BBQ's and a lawn with trees and shrubs for a keen gardener to landscape to their own taste.

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.

- Entrance Hall 17'7" x 2'9" (5.38m x 0.85m)
- Living Room 15'6" x 13'0" (4.73m x 3.98m)
- Kitchen 12'2" x 8'1" (3.71m x 2.47m)
- Hallway 13'11" x 4'8" (4.25m x 1.43m)
- Bedroom 1 12'1" x 12'0" (3.69m x 3.68m)
- Bedroom 2 14'0" x 9'1" (4.27m x 2.78m)
- Shower Room 12'2" x 5'0" (3.72m x 1.53m)

Key Info

Home Report Valuation: £145,000
Total Floor Area: 78m2 (840 ft2)
Parking: Driveway & Garage
Heating System: Gas
Council Tax: C - £1880.75 per year
EPC: D

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.

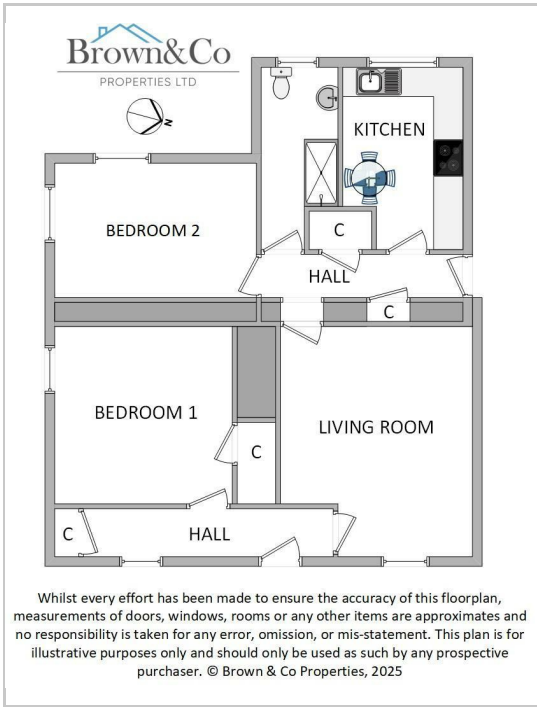
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Area Map



Floor Plans



Energy Efficiency Graph

