



31A Bridge Street

Fauldhouse, EH47 9AU

Offers over £230,000



We are delighted to present to the market this versatile detached property in Fauldhouse, offering a spacious home for a multi-generational family to enjoy. Tucked just off Bridge Street on adjacent Blackfaulds Drive, this individually built property is brought to the market with no onward chain, conveniently suiting buyers looking to move quickly and with minimal fuss. The property is just a short walk from the centre of the village, where a range of local amenities and schooling perfectly assists with daily requirements. Those commuting throughout the wider central belt will benefit from a train station around 10 minutes walk from the property, whilst an access point onto the M8 motorway can be found a few miles to the north in neighbouring Whitburn.



Description

Completed in 2006 and providing a generous 1600 sqft of flexible accommodation, this deceptively spacious property would be an ideal choice for a growing family. Featuring 4 double bedrooms with 2 on the ground floor and 2 on the upper level, each is equipped with fitted wardrobes to offer fantastic storage whilst the master features an en-suite shower room. A ground floor bathroom will prove useful for a teenager looking for their own space or an elderly relative looking to benefit from ground floor living. A good sized lounge is perfect for everyday relaxing whilst a set of doors lead to an impressive dining kitchen area that is well suited to entertaining guests or holding daily meals. Gas central heating and double glazing are on offer throughout, with the property enjoying gardens to the front and rear that can be landscaped for a variety of needs. A driveway allows ample off-street parking opportunities with a concrete base available for those looking to build a garage or add a garden room.

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 15'7" x 12'8" (4.76m x 3.87m)
- Kitchen / Dining Room 19'9" x 18'2" (6.02m x 5.55m)
- Bedroom 1 15'8" x 14'10" (4.78m x 4.53m)
- En Suite 12'3" x 6'4" (3.74m x 1.95m)
- Bedroom 2 13'1" x 12'3" (3.99m x 3.74m)
- Bedroom 3 11'8" x 11'4" (3.57m x 3.46m)
- Bedroom 4 11'4" x 10'2" (3.46m x 3.12m)
- Bathroom 11'4" x 5'7" (3.46m x 1.72m)

Key Info

Home Report Valuation: £235,000
Total Floor Area: 149m2 (1600 ft2)
Parking: Driveway
Heating System: Gas
Council Tax: E - £2724.94 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.

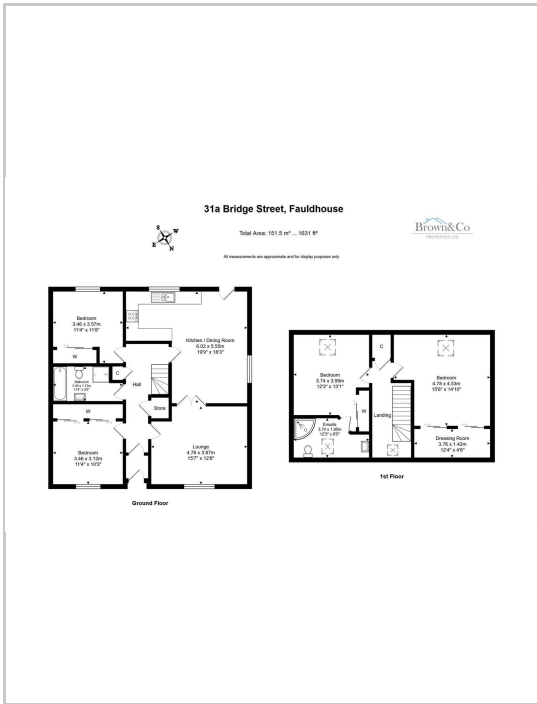
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Area Map



Floor Plans



Energy Efficiency Graph

