



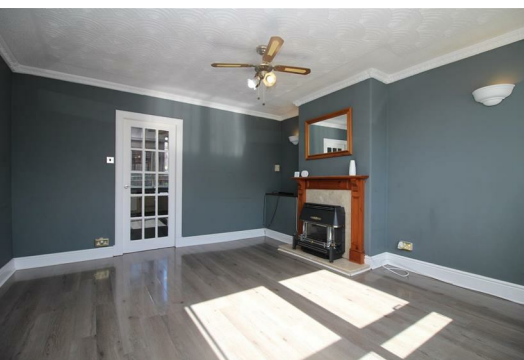
40 Greenwell Street

Fauldhouse, EH47 9ET

Offers over £115,000



This 2 bedroom terraced property lies within a seldom available part of Fauldhouse and offers a great option for buyers looking to purchase their first time home. Located in Greenwell Street, the property is a short walk to the everyday amenities available within the village, whilst a choice of primary schools are ideal for buyers looking to settle with a young family. Commuters will enjoy a train station and easy access to major road networks such as the M8 and A71, proving this to be a handy base for buyers traveling throughout the central belt. Larger towns such as Whitburn, Bathgate and Livingston are within 10 minutes drive of the property whilst good walking routes surround the village for those keen to explore the surrounding area.



Description

The property itself offers well-proportioned accommodation that is ideal for a couple or young family to move into, benefiting from 2 double bedrooms that both enjoy fitted storage space. A good sized main living room is a comfortable space to relax and unwind, whilst a fitted kitchen to the rear enjoys a range of wall and base storage cabinets alongside a rear lobby with walk-in store and space for further appliances. The family bathroom features a 3 piece suite with the addition of an electric shower above the bath. Gas central heating and double glazing throughout provide further practical comfort. There are garden grounds available to the front and rear, with the spacious rear boasting a lawn and patio alongside an outbuilding that can be adapted for a variety of needs. A range of unrestricted parking can be found on-street outside the front of the property.

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 5'2" x 4'4" (1.58m x 1.34m)

Living Room 14'7" x 13'1" (4.47m x 3.99m)

Kitchen 16'9" x 7'5" (5.11m x 2.28m)

Upper Hall 6'3" x 4'4" (1.93m x 1.34m)

Bedroom 1 13'4" x 11'8" (4.08m x 3.58m)

Bedroom 2 12'0" x 10'4" (3.68m x 3.17m)

Bathroom 6'2" x 5'8" (1.90m x 1.74m)

Key Info

Home Report Valuation: £120,000

Total Floor Area: 70m2 (755 ft2)

Construction Type: Scot-Con

Parking: On-Street

Heating System: Gas

Council Tax: A - £1410.56 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.

For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or complete the enquiry form on our website www.browncoproperties.co.uk. A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on our website and should be viewed at your earliest convenience.

These particulars are produced in good faith and do not form any part of contract. Measurements are approximates, taken via a laser device at their widest point and act as a guide only. The content of this advert and associated marketing material is copyright of Brown & Co Properties and no part shall be replicated without our prior written consent.

Area Map



Floor Plans



Energy Efficiency Graph

