



60 Bridge Street

Fauldhouse, EH47 9AY

Offers over £345,000



Welcome to “Cardan Cottage”, a deceptively spacious stone cottage nestled within a peaceful setting in the village of Fauldhouse, serving as a wonderful home for a multi-generational family. Tucked off of Bridge Street, the property is a short walk to the local amenities found on Main Street, whilst keen outdoor enthusiasts will love the close proximity to Greenburn Golf Club and a range of excellent walking and cycling routes. Commuters are well catered for via a handy train station at the west of the village, whilst major road routes such as the A71 and M8 are found in short driving distance, with Edinburgh Airport located under 20 miles away. A choice of primary schools serve the village, whilst secondary schooling in Whitburn and Blackburn is linked by handy shuttle bus.



Client Comments

"It is a charming and peaceful home, located off the road, next to the golf course, old railway line and open countryside, which means it is quiet, great for walking our dog and riding our bikes. As well as its location the stone construction, age, room sizes and layout are a massive appeal. The size and versatility of the rooms uses will probably appeal to a variety of potential buyers, especially the size and extent of the master bedroom suite of rooms."

Description

Comprising over 2000 sqft of versatile accommodation, the property boasts a layout that lends itself well to a large family or one who is looking for space to grow. An extension to the original cottage build offers 2 distinct wings, featuring on one side an impressive master suite with dressing room, en-suite shower room and a further separate bedroom which would serve a variety of purposes for family or working arrangements. This room offers flexibility for a family to grow, providing an initial nursery off the master or an additional living area should this suite be more suited as an annexe for an elderly live-in relative. Patio doors lead out to the garden whilst good storage options suit everyday living.

A welcoming main entrance separates the extension from the original cottage, where a generous living room boasts patio doors and a wood burning stove, perfect for enjoying cosy nights on the sofa. A separate dining room is perfect for hosting family gatherings or catering for daily meals, whilst also offering the opportunity for a 5th bedroom should it be required. The breakfasting kitchen comprises a range of wall and base storage units, including an American fridge-freezer, integrated double oven with ceramic hob and a dishwasher. In addition, a separate utility is perfect for daily laundry requirements and further storage capabilities, with an adjacent WC ideal for daily convenience. A key feature is the installation of a Bio-Mass boiler, offering an environmentally friendly heating system without the significant running costs of gas or electricity, perfect for buyers looking to reduce their carbon footprint and use a renewable heating solution.

To the upper level are 2 further double bedrooms, both benefiting from fitted mirrored wardrobes and suiting children who want to have their own space. An extra smaller room is currently utilised as a home office, but similarly offers flexibility for storage or a dressing room. Further storage can be found within the generous eaves space. The impressively sized family bathroom comprises a 4 piece suite, with a large enclosure including a mixer shower, providing options for those who either want a long soak in the bath or a quick shower to start and end their day.

The large private garden is a real delight, fully enclosed for enjoying the sunny weather throughout the day and sharing with friends and family, with open land surrounding the garden to the south that includes a nice walking route adjacent to the railway line around the golf course. The garden itself is laid to lawn with a patio area for enjoying outdoor dining or a morning coffee. Ample off-street parking is available via a paved driveway, whilst a large detached garage with automatic door provides additional parking, storage or workshop needs. A lean-to greenhouse can be found at the rear, whilst an outbuilding stores the Bio-Mass boiler.

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 16'6" x 15'8" (5.03m x 4.78m)

Kitchen 20'6" x 16'0" (6.26m x 4.89m)

Utility Room 11'5" x 8'8" (3.48m x 2.66m)

Dining Room 15'1" x 8'11" (4.62m x 2.74m)

Bedroom 1 18'3" x 15'10" (5.57m x 4.84m)

Shower Room 11'5" x 6'11" (3.48m x 2.11m)

Dressing Room 11'5" x 5'7" (3.48m x 1.72m)

Bedroom 2 13'9" x 11'0" (4.20m x 3.36m)

Bedroom 3 11'1" x 11'0" (3.40m x 3.36m)

Bedroom 4 15'4" x 7'5" (4.69m x 2.28m)

Study 8'6" x 4'10" (2.61m x 1.48m)

Bathroom 13'3" x 7'7" (4.06m x 2.33m)

Extras

All blinds, light fittings, floor coverings and American Fridge Freezer included in the sale.

Key Info

Home Report Valuation: £350,000

Total Floor Area: 189m2 (2035 ft2)

Parking: Driveway & Garage

Heating System: Bio-mass Boiler

Council Tax: E - £2724.94 per year

EPC: E

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Area Map



Floor Plans



Energy Efficiency Graph

