



## 85 Main Street

Fauldhouse, EH47 9AZ

Offers over £84,000



A fantastic opportunity for first-time buyers, downsizers, or investors alike is offered to the market with this well-presented 1 bedroom upper flat just a short distance from Fauldhouse town centre and the local amenities. Tucked just off Main Street, the property is a short stroll to a handy selection of shops and Fauldhouse Partnership Centre, whilst commuters are sure to enjoy easy walking distance to the train station to offer convenient travel options to Edinburgh and Glasgow. Both the A71 and M8 are within short driving distance from the property to further aid those traveling throughout the central belt for work or leisure.





Description

Tastefully presented throughout and ready for the new owner to move right in, the property features a bright and spacious living room, a contemporary fitted kitchen with appliances included in the sale and a stylish modern shower room with quality fixtures and finishes. The double bedroom offers ample space for furniture and storage with the benefit of fitted wardrobes. Gas central heating and double glazing offer everyday practical comfort, with both the boiler and the windows upgraded since 2020. Parking can be found outside the gate to the front, whilst a shared drying green can be found to the rear of the building. Offered to the market chain free, this move-in-ready home combines modern comfort with great value and convenience.

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.

Hallway 10'6" x 3'5" (3.22m x 1.06m)

Living Room 13'11" x 11'6" (4.25m x 3.53m)

Kitchen 11'4" x 6'0" (3.46m x 1.83m)

Bedroom 12'3" x 10'0" (3.74m x 3.06m)

Shower Room 6'4" x 5'9" (1.94m x 1.76m)

Extras

All blinds, light fittings, floor coverings, sofa with matching chair and kitchen appliances included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £85,000  
Total Floor Area: 44m2 (475 ft2)  
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.

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Area Map



Floor Plans



Energy Efficiency Graph

