



## 76E Sheephousehill

Fauldhouse, EH47 9EG

Offers over £260,000



Enjoying a central position in the village of Fauldhouse, this deceptively spacious detached bungalow offers an excellent choice for a range of buyers in search of one level living. Set on Sheephousehill close to the local amenities, the property occupies a generous plot with preferred south facing rear garden. The location is perfect for those looking for a peaceful setting that is within easy reach of the larger towns within the central region, with good road links surrounding the village complimented by a train station that offers a regular link to Edinburgh and Glasgow. Scenic walking and cycling routes are available nearby with the well-regarded Greenburn Golf club a further recreational pursuit to enjoy. Buyers with a family will benefit from a choice of primary schools in the area, with shuttle bus service linking to secondary schools in neighbouring towns.





### Description

The property itself is a well-proportioned home that will appeal to buyers at differing stages of their property journey, whether upsizing or downsizing. Spacious room sizes include 3 double bedrooms, with the master benefiting from an en-suite shower room that features a jacuzzi shower with lighting and an installed radio for enjoying your favourite tunes. Excellent fitted wardrobes perfectly store everyday items, with additional storage on offer from the hallway or partially floored attic area which is handily accessible with a dropdown ladder. The generous main living room enjoys feature bay to the front and is a comfortable space to relax or entertain the family. An additional living space is added to the rear with a sun room overlooking the garden, perfect for a morning coffee or peaceful read. The fitted kitchen includes a range of storage cabinets and will include appliances as a part of the sale, with ample space for a table for hosting everyday meals. The family bathroom benefits from a 3 piece white suite including spa bath and an electric shower mounted above. Gas central heating and double glazing are further home comforts, with weather-proof exterior power points added to both the front and rear. A driveway to the side allows off-street parking space for a handful of cars, with a large garage providing further parking space or use as a workshop for those with a skilled trade. The fully enclosed rear is a hidden gem and with a south facing outlook, allows for lots of enjoyment of the sunny weather. A green-house and summer-house at the rear are perfect for garden enthusiasts to utilise.

### 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 16'4" x 15'5" (5.00m x 4.70m)

Kitchen 17'8" x 13'1" (5.40m x 4.00m)

Conservatory 10'5" x 9'10" (3.20m x 3.00m)

Bedroom 1 13'1" x 9'10" (4.00m x 3.00m)

En Suite 10'5" x 5'6" (3.20m x 1.70m)

Bedroom 2 12'9" x 10'2" (3.90m x 3.10m)

Bedroom 3 11'9" x 9'10" (3.60m x 3.00m)

Bathroom 8'2" x 5'10" (2.50m x 1.80m)

Garage 19'0" x 16'4" (5.80m x 5.00m)

### Extras

All floor coverings, blinds, white goods in kitchen, summer house and greenhouse included in the sale. Any other items by separate negotiation.

### Key Info

Home Report Valuation: £270,000

Total Floor Area: 105m<sup>2</sup> (1130 ft<sup>2</sup>)

Parking: Driveway & Garage

Heating System: Gas

Council Tax: D - £1937.35 per year

EPC: C

### Disclaimer

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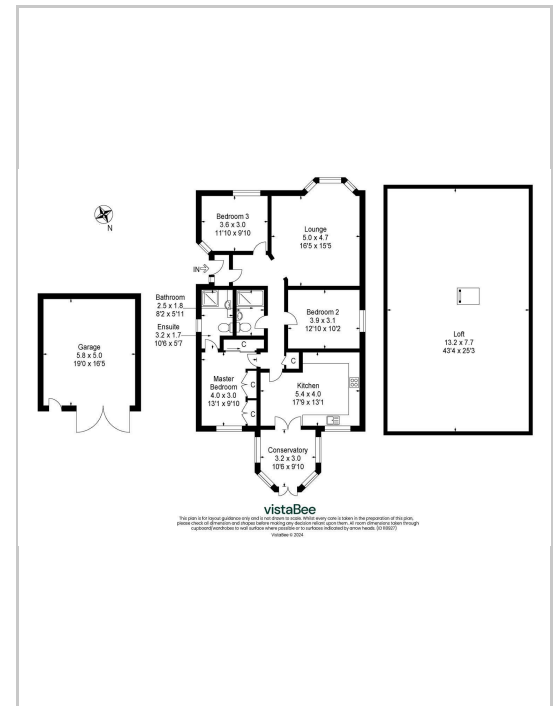
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## Area Map



## Floor Plans



## Energy Efficiency Graph

