



66 Lanrigg Avenue

Fauldhouse, Bathgate, EH47 9JW

**SNEDDON
MORRISON**
SOLICITORS & ESTATE AGENTS





Property Summary

This two-bedroom mid-terrace house offers a charming village lifestyle in Fauldhouse, which is surrounded by West Lothian's picturesque countryside just a 35 minutes' drive from Glasgow city centre. It is also only 50 minutes by car from Edinburgh city centre – perfect for commuting professionals and anyone seeking a well-connected village setting. The home provides bright and airy accommodation, as well as private parking and a rear garden. Whilst buyers may find it beneficial to apply cosmetic upgrades, it remains a fantastic prospect for a wide variety of buyers.

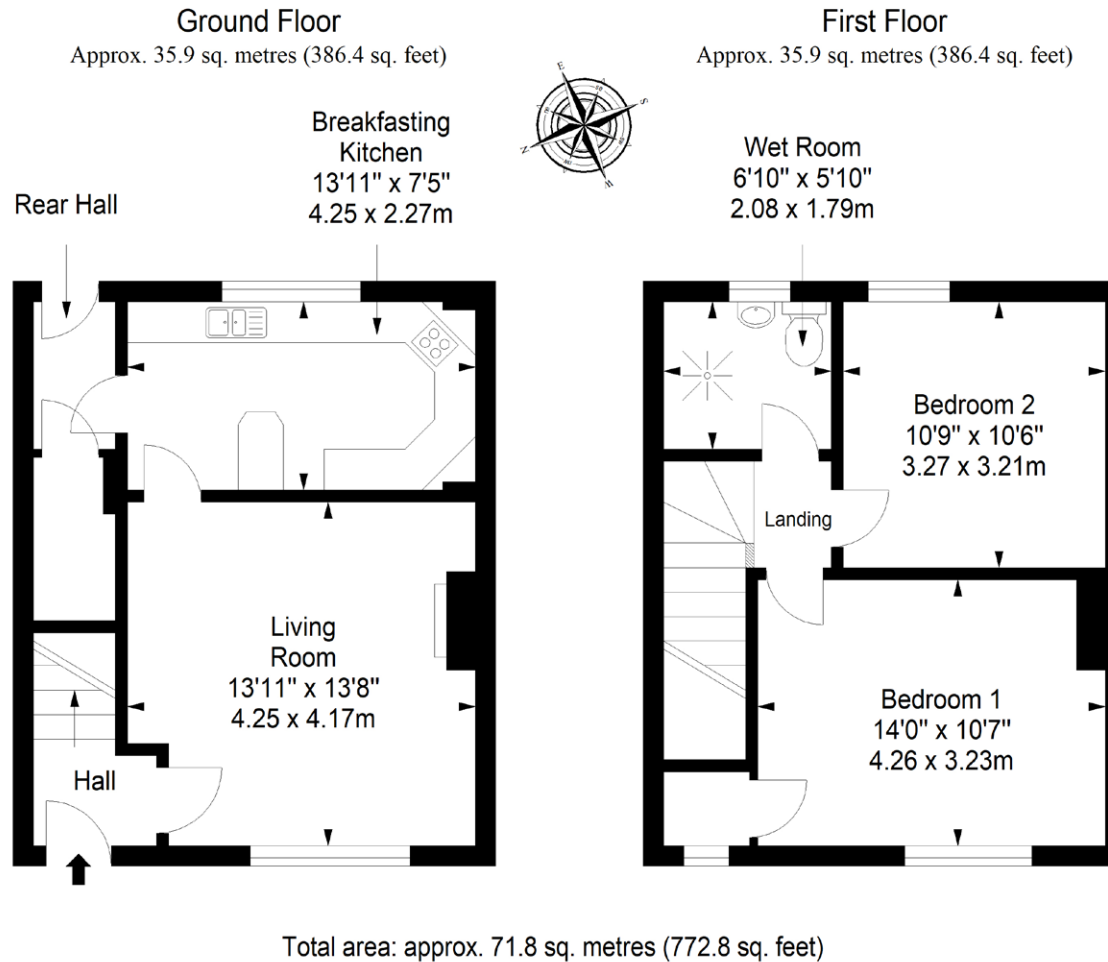
Extras: to be sold as seen, including all fitted floor and window coverings, light fittings, and an integrated oven and gas hob.

Property Features

- A charming mid-terrace house
- Situated in the village of Fauldhouse
- Bright entrance hall
- Spacious living room with a fireplace
- Well-appointed breakfasting kitchen
- Rear porch with garden access
- Two large double bedrooms
- Bright three-piece wet room
- Low-maintenance front garden/driveway
- Rear garden predominantly laid to lawn
- Gas central heating and double glazing
- EPC Rating - D



Floorplan



All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106