

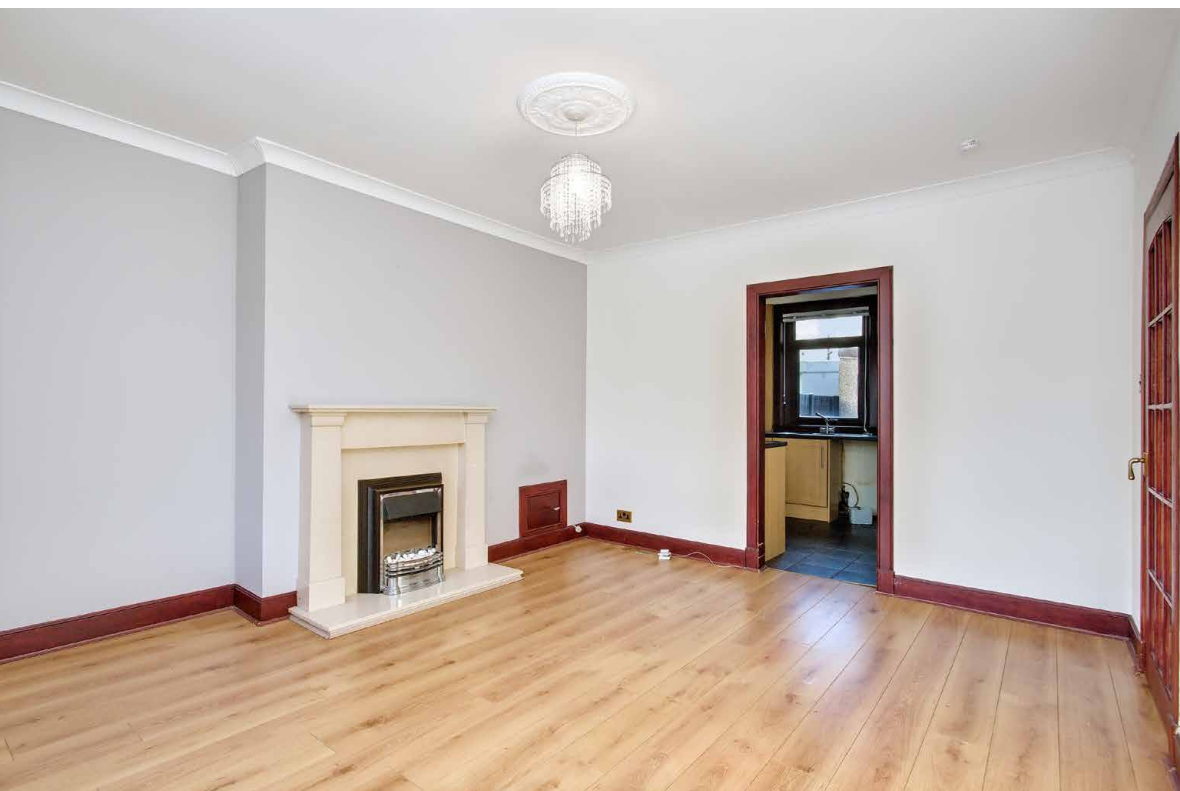


103 Lanrigg Road

Fauldhouse, Bathgate, EH47 9JG

**SNEDDON
MORRISON**
SOLICITORS & ESTATE AGENTS





Property Summary

Introducing a spacious three-bedroom semi-detached house with a well-appointed kitchen and a modern wet room. This charming home also features lightly decorated interiors and the upper floor is laid with wooden floorboards which can be primed or carpeted upon preference, allowing easy personalisation. Furthermore, this property boasts generous private parking and a low-maintenance rear garden, which is fully enclosed and perfect for summer barbecues. It also has a garden store and workshop space in the garage. Situated in the West Lothian village of Fauldhouse, it offers easy access to the surrounding countryside and an equidistant commute to Edinburgh and Glasgow.

Extras: all fitted floor and window coverings, light fittings, and an integrated oven, gas hob, and extractor hood to be included in the sale.

Property Features

- A bright and spacious semi-detached house
- Situated in the village of Fauldhouse
- Entrance vestibule and hall with storage
- Spacious living room with focal-point fireplace
- Well-appointed kitchen with rear garden access
- Spacious principal bedroom with storage
- Two additional bedrooms
- Modern three-piece wet room
- Enclosed front and rear gardens
- Multi-car driveway and a garage/workshop
- Gas central heating and double glazing
- EPC Rating - D





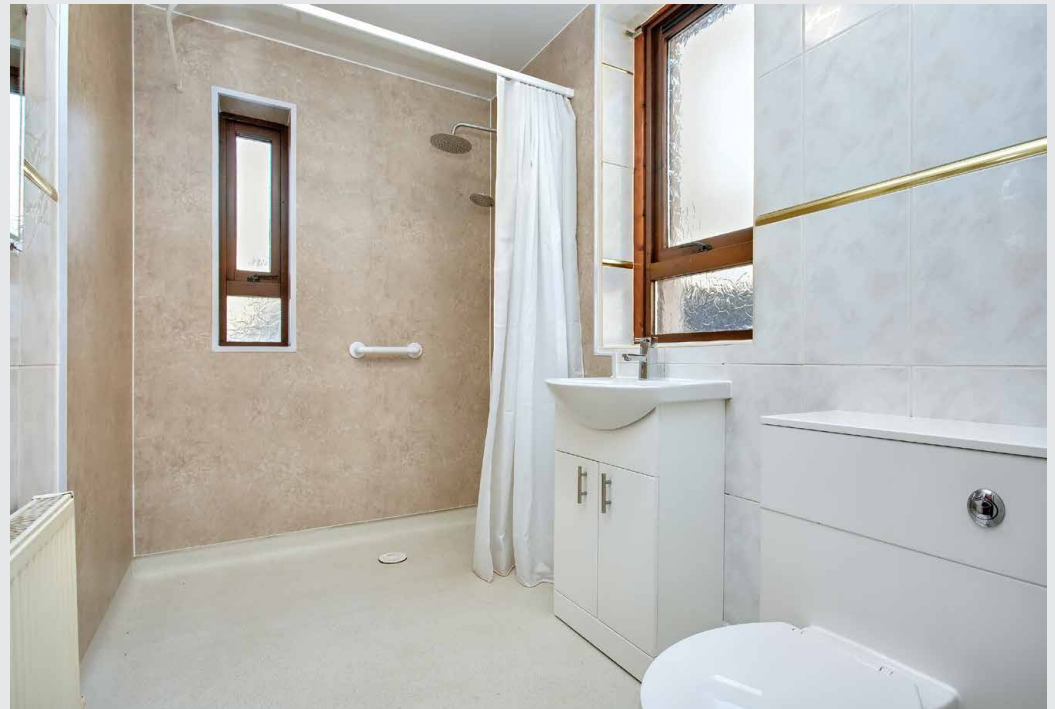
“A spacious three-bedroom semi-detached house with a well-appointed kitchen.”







“The upper floor is laid with wooden floorboards which can be primed or carpeted upon preference.”





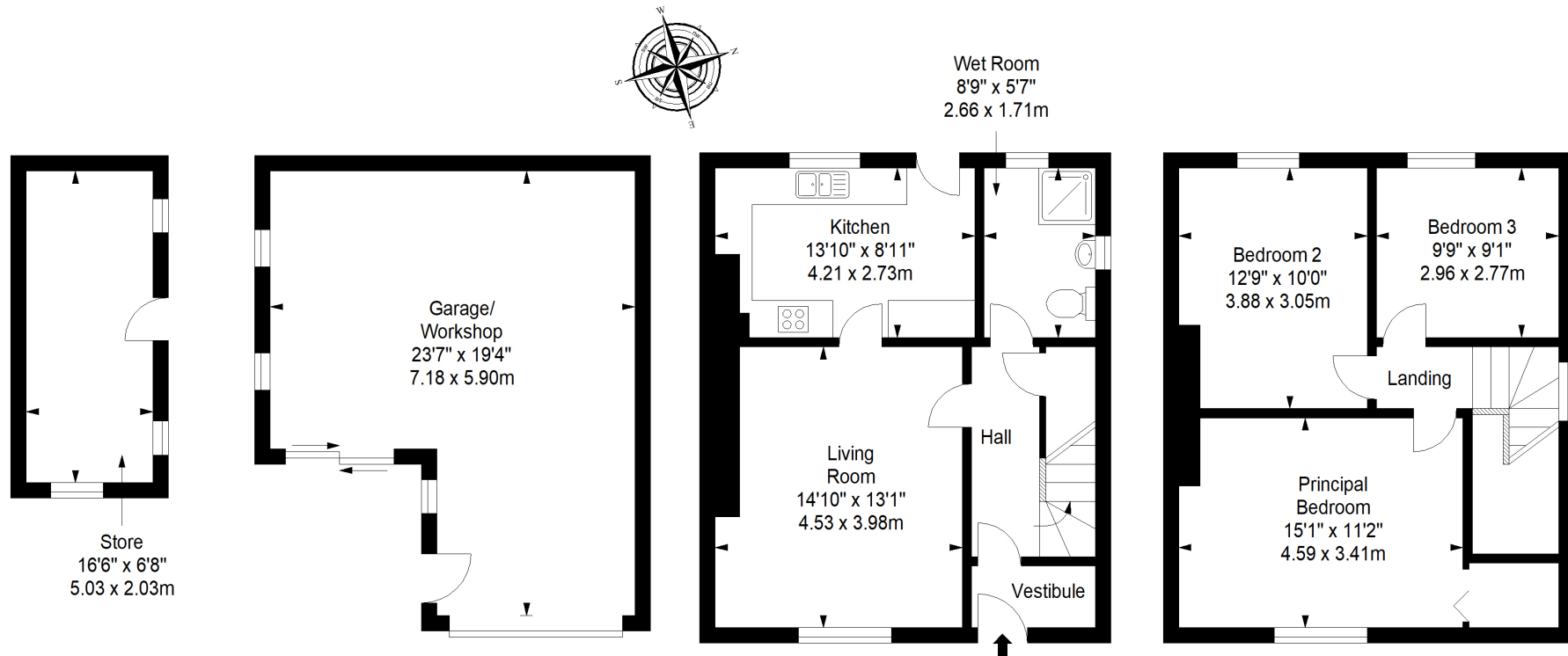
Floorplan

Store
Approx. 10.4 sq. metres (111.9 sq. feet)

Garage & Workshop
Approx. 35.2 sq. metres (378.9 sq. feet)

Ground Floor
Approx. 45.8 sq. metres (493.0 sq. feet)

First Floor
Approx. 45.8 sq. metres (493.0 sq. feet)



Total area: approx. 91.6 sq. metres (986.0 sq. feet)

All Enquiries to our Property Department:

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14 East Main Street, Whitburn, West Lothian EH47 0RB

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