



52 Lanrigg Avenue

Fauldhouse, Bathgate, EH47 9JW





Presented in true move-in condition, this two-bedroom semi-detached house offers attractive neutral interiors, including a stylish breakfasting kitchen with a Shaker-inspired design, and a modern shower room. It also features private parking and a well-maintained rear garden, laid with a neat lawn for summer enjoyment. In addition, a floored attic provides excellent scope for further development (subject to consent). Set in Fauldhouse village, this is a fantastic home for anyone looking to be close to the West Lothian countryside, whilst being within equidistant commuting distance of Glasgow and Edinburgh.

Extras: all fitted floor coverings, light fittings, integrated kitchen appliances, and a washing machine to be included in the sale.

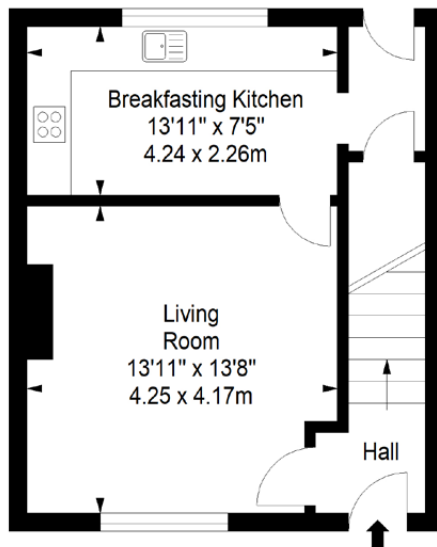
Property Features

- Semi-detached house with modern interiors
- Situated in the village of Fauldhouse
- Blank canvas of décor throughout
- Welcoming entrance hall
- Living room that is bright and airy
- Well-appointed breakfasting kitchen
- Rear porch with storage and garden access
- Two double bedrooms (one with storage)
- 3pc bathroom with overhead rainfall shower
- Floored attic for creative use and storage
- Private front and rear gardens
- Private driveway for off-street parking
- Gas central heating and double glazing
- EPC Rating - D

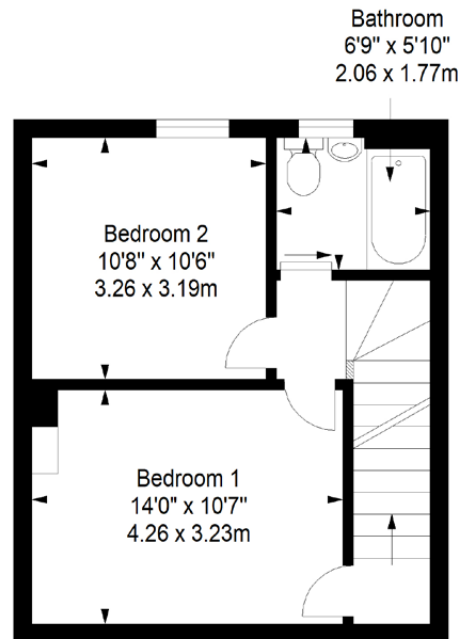


Floorplan

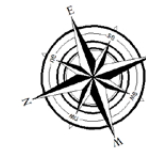
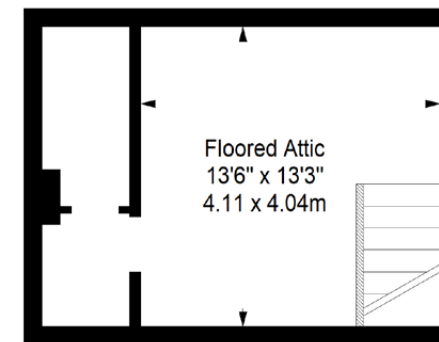
Ground Floor
Approx. 36.2 sq. metres (389.7 sq. feet)



First Floor
Approx. 36.1 sq. metres (388.6 sq. feet)



Attic
Approx. 22.4 sq. metres (241.1 sq. feet)



Total area: approx. 94.7 sq. metres (1019.4 sq. feet)

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