



20  
Bridge  
Street

Fauldhouse  
West Lothian  
EH47 9AY

## Spacious four bed detached family home

Extremely well served for commuting



Scan Here!



4 BED



1 BATH



ON STREET

ENERGY  
**E**  
EPC RATING





EXTERIOR OF PROPERTY & GRASS GARDENS ACROSS FROM HOUSE

## Location

Fauldhouse is a small community and offers local amenities within easy walking distance and provides ample local shopping. To the south of Fauldhouse is the 18 hole Greenburn Golf Club which was founded in 1892, which has been on its present site for around 50 years. The village also has two primary schools, Falla Hill and St John the Baptist RC, which have both been expanding over recent years. The local high school for Falla Hill is Whitburn Academy and for St John the Baptist, St Kentigern's Academy in Blackburn. Neighbouring villages include Longridge, Shotts and Stoneyburn. The nearest town to Fauldhouse is Whitburn followed by Livingston. There are ample facilities in nearby Livingston and is within easy travelling distance and offers an extensive range of amenities. The commuter is well catered for with motorway, trunk roads and a rail link offering rapid transport to Edinburgh, Edinburgh Airport, Glasgow and throughout central Scotland.







We are delighted to offer for sale this very spacious unique four bedroom detached family home.

This property would benefit from an upgrade but offers flexible family accommodation, offering great commuting links as well as being within a short stroll to all local amenities and schooling catchments.

20 Bridge Street is treasure trove of space and antiquity. Aside from ample rooms, some with traditional high ceilings, you'll discover beautiful cornicing and fireplaces. Stepping inside the bright entrance hall you can't help but be wowed at the space this home has to offer. The sizeable ground floor is home to a variety of rooms an active family would delight in. In the rear lounge it's easy to picture relaxing nights

in front of the coal burning fire with family and friends. To the front of the property you will discover a fantastic family room again with real coal fire and impressive wooden fire surround, however this room would make a wonderful dining room to entertain family and friends.

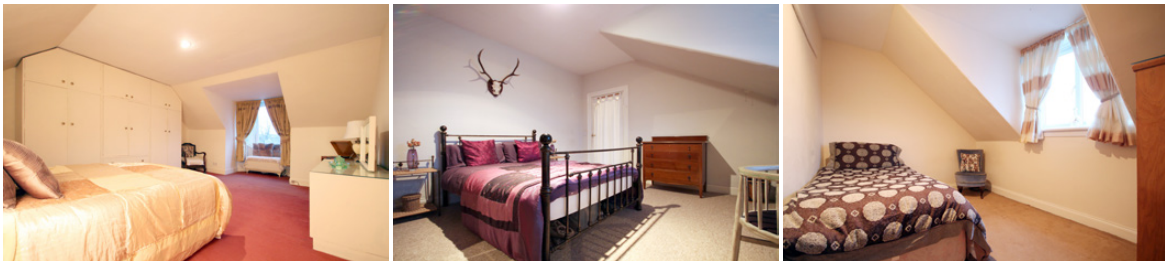
To the rear, you'll discover a large dining kitchen and a handy modern WC. Onwards, you'll find a large utility storage cupboard which leads to a very spacious functional room located to the front of the property, at the moment the current owners have used this as a dance studio/gym, however this could be utilised as an entertainment room/cinema, the list is endless! The ground floor can give access to all areas surrounding the property via the side door located within the hallway.



*"...To the rear, you'll discover a large dining kitchen..."*





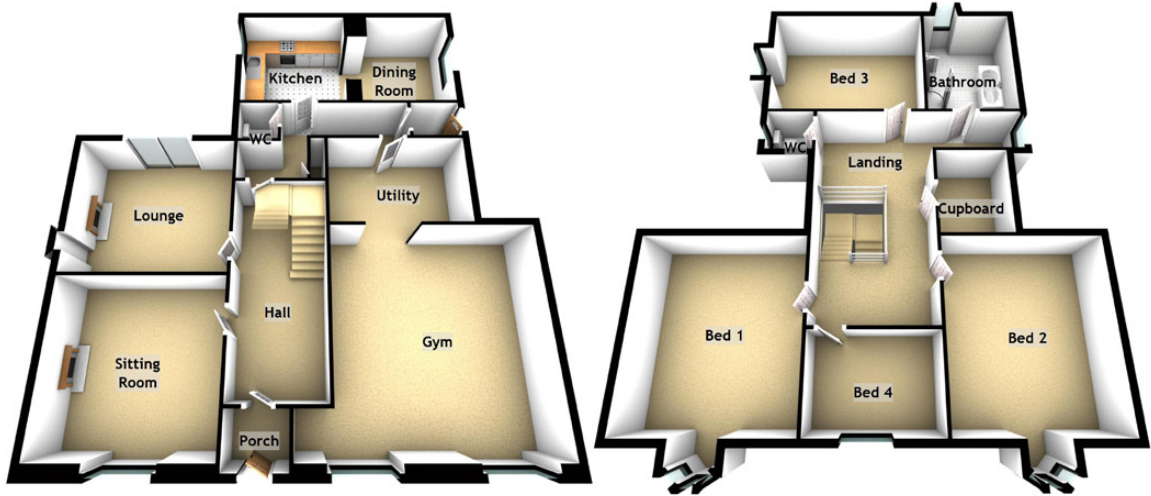


Journey upstairs and you'll discover three generous bedrooms, one benefiting from built in wardrobe/storage.

There is a smaller single bedroom ideal for the younger member of the family or an office that might suit those requiring live/work arrangements or for the teenager doing their homework! This floor is also home to the impressive family bathroom with roll top bath and separate shower, and again there is a very handy WC, there is ample storage throughout which completes the accommodation on offer.

Externally the rear garden offers a safe environment for children and the family pet and comes complete with garden hut. Ample on street parking is available for family and friends. With so much on offer, it's hard to imagine a more fitting place to call home.

The property also benefits from both gas central heating and double glazing throughout for additional comfort.



## Approximate Dimensions

(Taken from the widest point)

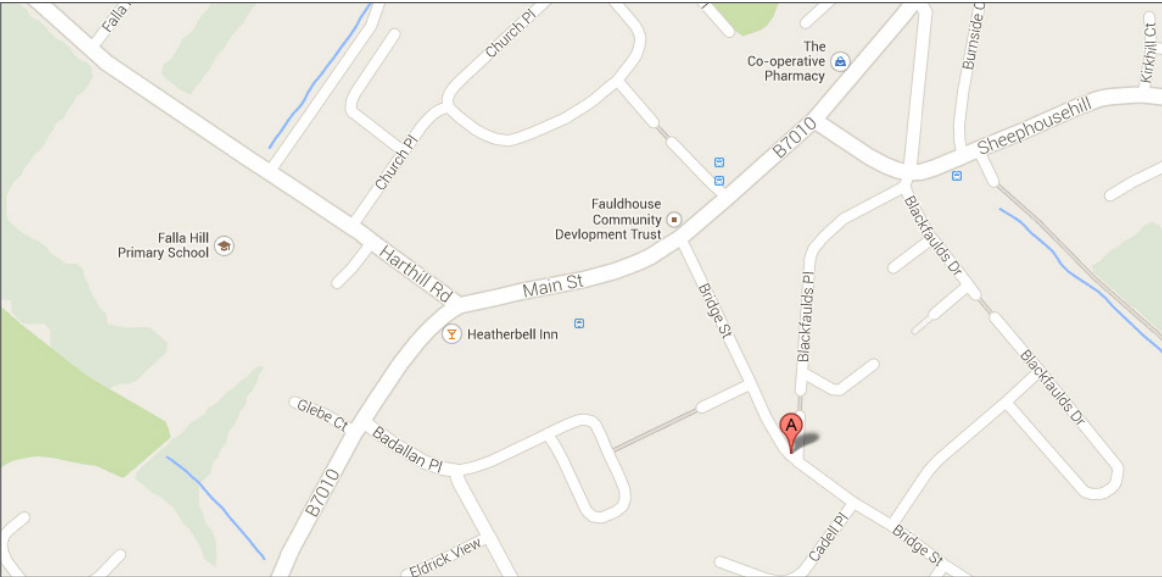
Lounge	4.40M (14'5") x 3.90M (12'10")
Sitting Room	4.55M (14'11") x 4.40M (14'5")
Dining Room	3.20M (10'6") x 3.20M (10'6")
Kitchen	3.20M (10'6") x 3.20M (10'6")
Utility	3.90M (12'10") x 2.60M (8'6")
Gym	5.95M (19'6") x 5.45M (17'11")
Bed 1	4.90M (16'1") x 4.35M (14'3")
Bed 2	4.90M (16'1") x 4.25M (13'11")
Bed 3	4.10M (13'5") x 3.35M (11')
Bed 4	3.34M (11') x 2.45M (8')
Bathroom	3.55M (11'8") x 2.70M (8'10")
WC	1.35M (4'5") x 1.25M (4'1")

## Extras

(Included in the sale)

All fitted floor coverings, range cooker, light fittings, washing machine and window dressings.

There is an option to purchase additional furniture under separate negotiation.







**McEwan Fraser Legal**

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## Part Exchange

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Professional photography  
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