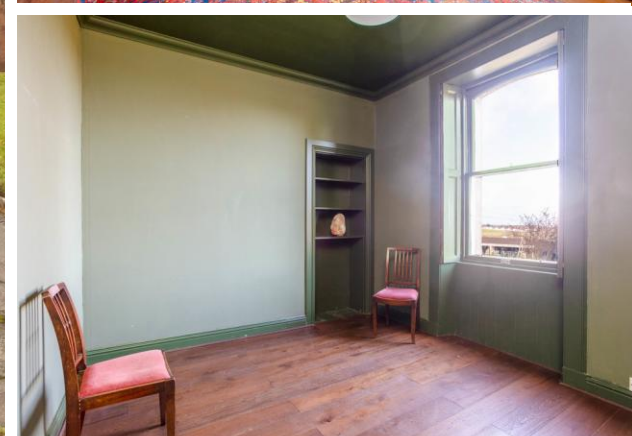
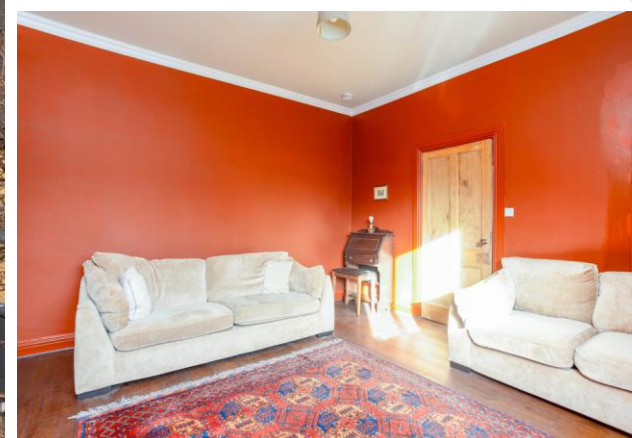


FOR SALE



Faraday Place, Addiewell
Offers In Excess Of £189,950


MARTIN & CO

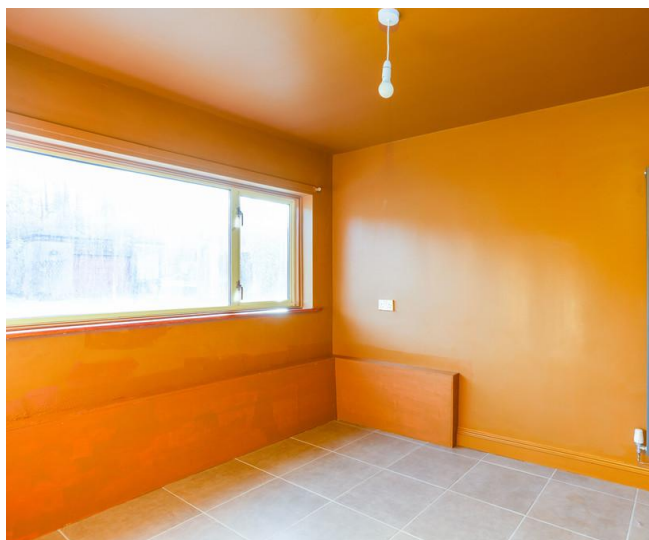


Faraday Place, Addiewell

4 Bedrooms, 2 Bathroom

Offers In Excess Of £189,950

- GCH & DG
- 4 double bedrooms
- En suite shower room
- Dressing room
- New kitchen and bathroom
- Timber shed
- Large private gardens
- Council tax band B
- £400 pa for guttering
- **SOLD AS SEEN**



ENTRANCE Enter the property into the entrance hall. Newly tiled flooring. Doorways into bedroom 4 / utility or 2nd lounge and into the kitchen.

KITCHEN 12' 2" x 14' 3" (3.71m x 4.34m) New kitchen has been fitted with oak wall and base units and traditional belfast sink giving a modern but traditional look. Oak work tops. A bright room with a large window looking out to the rear gardens. Appliances include an integrated fridge/freezer and a fantastic range cooker. Ceramic tiled flooring. Doorway into the inner hallway.

INNER HALLWAY Inner hallway gives access to the main lounge and bedroom 3. Further down the hall is a glass paneled door leading to the rear garden. Hardwood flooring. Storage cupboard housing the electrics. Carpeted stairway leading to the upper floor.

LOUNGE 14' 3" x 14' 4" (4.34m x 4.37m) Lounge is large in size and boasts hard wood flooring, a fire surround and a log burner. Window overlooking the rear gardens.

BEDROOM 3 12' 9" x 10' 4" (3.89m x 3.15m) Located to the front of the property. This room could be utilised as a bedroom or another lounge. Working shutters on the windows. Hard wood flooring.

BEDROOM 4/UTILITY/LOUNGE 8' 7" x 10' 7" (2.62m x 3.23m) Located to the rear of the property, accessed from the rear hallway. This room could be used as a 4th bedroom, lounge or utility room. There is currently an additional fridge/freezer fitted into the cupboard area. Doorway into WC/utility. Ceramic floor tiling. Window to the rear.

WC Accessed from bedroom 4 this large WC has also been usefully set up as a utility area. Washing machine and tumble dryer included in the sale. 2 piece white suite with storage under the sink.



1ST FLOOR LANDING The first floor landing is part of the extension done in the 1960's. Carpeted flooring and giving access to the family bathroom and both bedrooms on the upper floor.

BEDROOM 1 13' 8" x 13' 1" (4.17m x 3.99m) A couple of steps up from the landing to the large master bedroom. The room is bright and airy with windows overlooking the rear gardens. Wooden flooring. Doorways into the walk in wardrobe and ensuite.

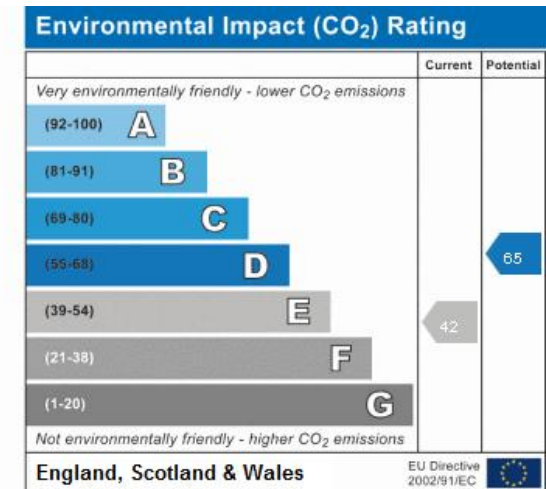
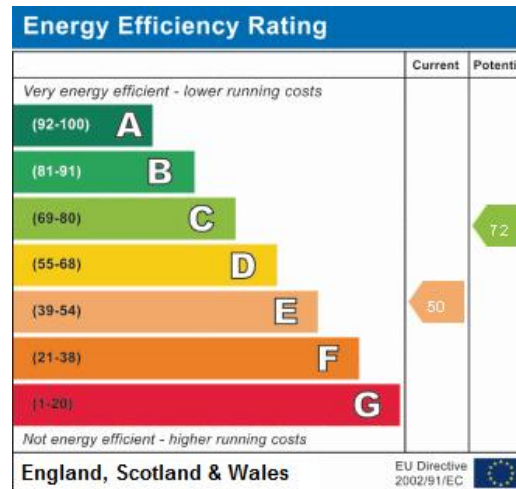
WALK IN WARDROBE Built into the eaves, this room could be utilised as an office area or for a dressing room. Additional storage to the rear of the room.

ENSUITE This room has been newly fitted and boasts a 2 piece white suite, and a corner shower fitted with an electric shower. Fully tiled walls and flooring. Under floor heating.

BEDROOM 2 12' 0" x 10' 11" (3.66m x 3.33m) Large double bedroom again accessed a few steps up from the top landing. Deep built in double wardrobes. Window to the rear. Wooden flooring. Access to the boiler cupboard.

FAMILY BATHROOM 11' 0" x 5' 11" (3.35m x 1.8m) The family bathroom is newly fitted with a wall to wall shower enclosure with a drench mains shower. White sink with vanity area and a stand alone bath. Wet wall paneling on the walls and ceiling.

EXTERNALLY There are extensive private gardens to the front and rear. The rear garden has a 3 car driveway leading to a timber garage. Lawn areas and bin storage. Front garden leads all the way down to the main road. A couple of outbuildings included in the sale.



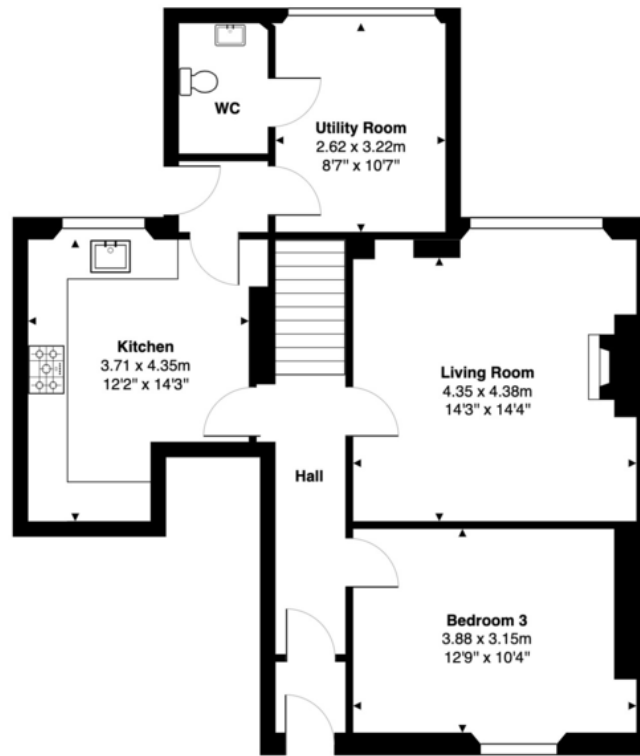


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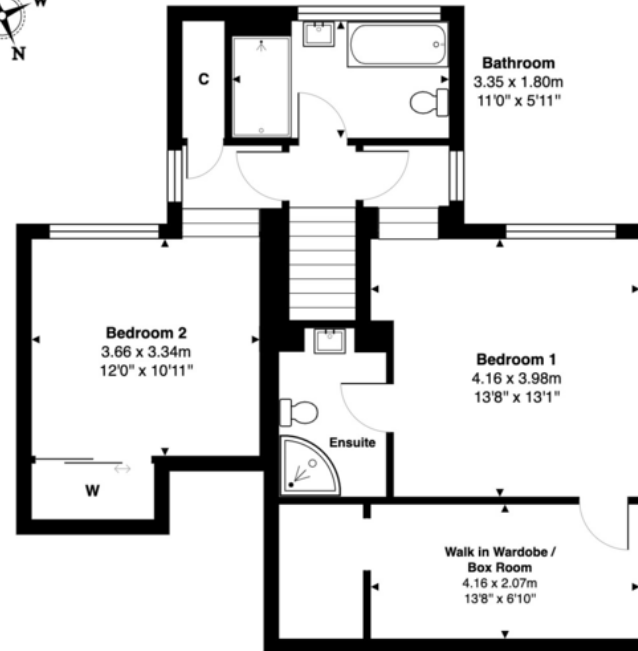
3 Faraday Place, Addiewell, EH55 8NG

Total Area: 133.5 m² ... 1437 ft²

All measurements are approximate and for display purposes only



Ground Floor



First Floor

Bathgate

49a Hopetoun Street • • Bathgate • EH48 4PB

T: 01506 676306 • E: bathgate@martinco.com

Letting Agent Registration No. LARN2001002

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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