



90 Sheephousehill, Fauldhouse

Offers Over £260,000

90 Sheephousehill

Fauldhouse

Welcome to 90 Sheephousehill. With over 100 years of history and situated in the heart of Fauldhouse, is a charming mid-terraced cottage that combines traditional character with modern living. With its striking high ceilings and spacious layout, this property offers a unique opportunity for those seeking a home full of charm and potential.

Upon entering, you are greeted by a welcoming hallway that leads you into the lounge, located to the front right of the property. The lounge is a bright and inviting space, enhanced by the large windows that fill the room with natural light. The high ceilings further elevate the sense of space and the wood burning stone makes it a perfect area for relaxing.

Across the hall from the lounge is the first bedroom, which could easily serve as a guest room, home office, or a second lounge. Further down the hall, you'll discover a large and grand dining room, offering ample space for family meals and social gatherings. Adjacent to the dining room is the family bathroom, which is fitted with a luxurious four-piece suite, providing both style and functionality.

On this floor, you'll also find a beautiful study, ideal for working from home, reading, or as a peaceful space for reflection. The layout of this floor is perfect for those who need a mix of social and private spaces.

Upstairs, the principal bedroom is generously sized and offers the added benefit of a mini walk-in wardrobe, along with its own en-suite shower room, providing a private and comfortable retreat. The additional two double bedroom upstairs offers further flexibility and space, ideal for family use or as a hobby room.



Externally, the property features a south-facing rear garden, which provides a perfect space for outdoor activities, gardening, or enjoying a sunny day. A private driveway to the front of the property offers off-street parking, and with local amenities, schools, and transport links nearby, this home is ideally located for convenience and accessibility.

With its spacious layout, beautiful period features, and modern upgrades, **90 Sheephousehill** presents a wonderful opportunity for those seeking a cottage with character and potential in a desirable location, Centrally located in Fauldhouse, this home benefits from excellent local amenities and transport links. Fauldhouse Train Station is just a short walk away, providing direct routes to Edinburgh and Glasgow. Nearby amenities include a Premier store, Post Office, pharmacy, and the Fauldhouse Partnership Centre with a GP surgery, library, and leisure facilities. Families are well served by local schools such as Falla Hill Primary and St John the Baptist Primary, while Greenburn Golf Club and local parks offer great outdoor space.

Council Tax band: C

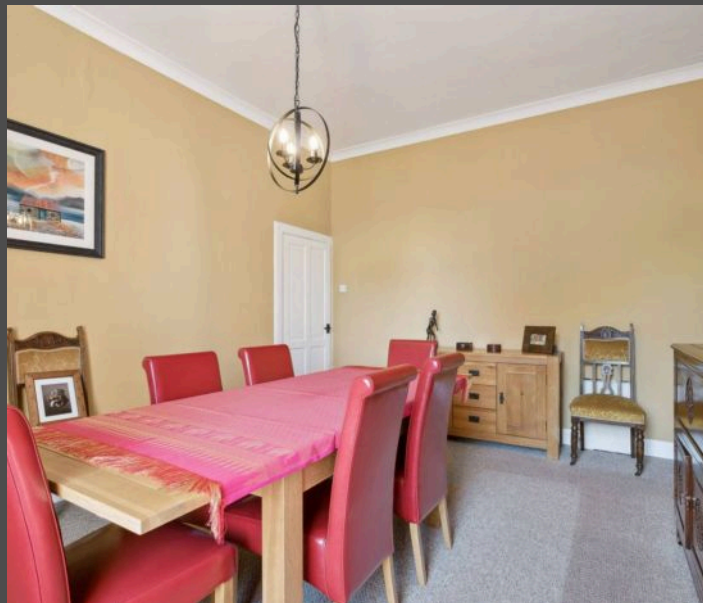
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

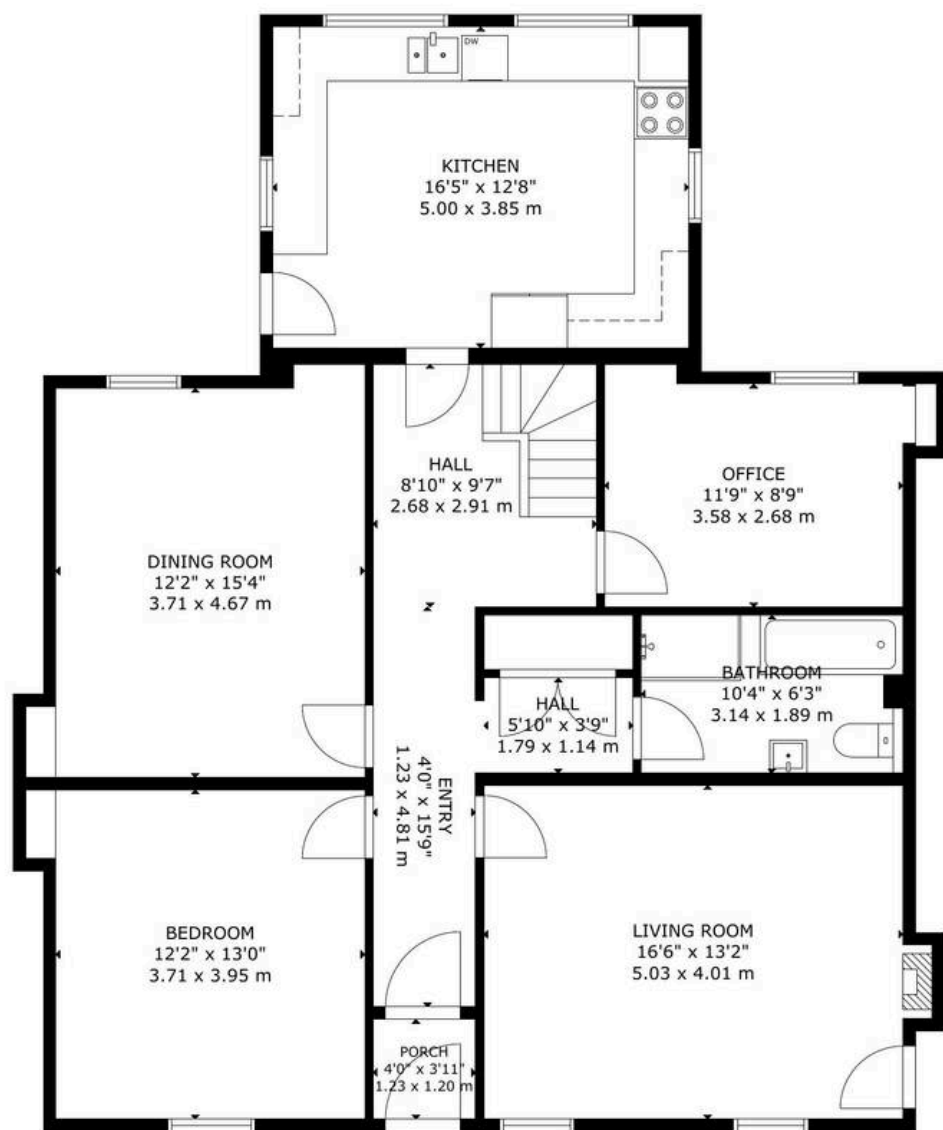


- Charming Mid-Terraced Cottage Over 100 Years Old
- Principal Bedroom with En-Suite & Walk-In Wardrobe
- Flexible Four-Room Layout On Ground Floor
- South-Facing Rear Garden & Private Parking
- High Ceilings Throughout

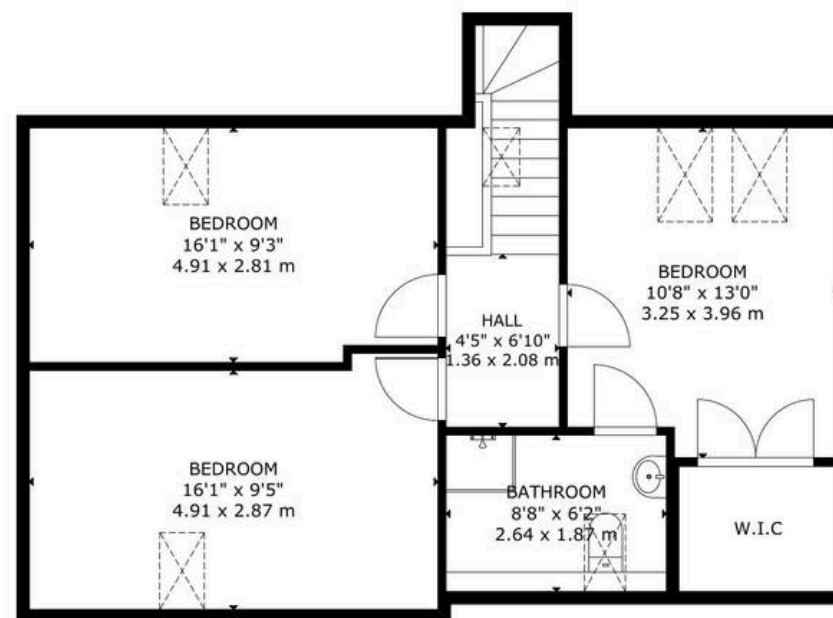








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 TOTAL: 168 m²/1,809 sq ft
 FLOOR 1: 112 m²/1,202 sq ft, FLOOR 2: 56 m²/607 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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