



97a, Eldrick Avenue, Fauldhouse

Offers Over £340,000

97a, Eldrick Avenue

Fauldhouse

Welcome to 97 Eldrick Avenue, a beautifully presented and spacious six-bedroom family home offering a thoughtfully designed living space. Set within a generous plot, this property combines modern sophistication with exceptional versatility, ideal for contemporary family living.

Upon entering, you are greeted by a grand hallway leading to a substantial living room, featuring a charming bay window and spiral staircase, setting the tone for the elegance found throughout the home.

The high-specification kitchen, renovated just two and a half years ago, boasts sleek white gloss cabinetry, contrasting grey worktops, breakfasting island and stylish grey laminate flooring. It is equipped with a large range style gas burner, oven and grill, integrated appliances, a freestanding double fridge, washing machine, and tumble dryer, an ideal space for the modern cook.

Adjoining the kitchen is a delightful additional reception room, currently used as a lounge but equally perfect as a dining area. With French doors opening to the southwest facing rear garden, this room invites in natural light and offers a seamless indoor-outdoor flow for entertaining.

Also on the ground floor is a spacious bedroom complete with a modern ensuite shower room, ideal for guests, elderly family members, or multigenerational arrangements.

In addition to this, the ground floor boasts two further large and versatile rooms. These can serve as extra bedrooms, home offices, hobby rooms, or additional lounges, depending on your needs.

The ground floor benefits from a luxurious main bathroom, which features elegant, tiled flooring, double sinks, a full size bathtub, and a separate shower, designed to offer both style and practicality for everyday living.



Multiple built in storage cupboards throughout the home further enhance its functionality.

Upstairs, the wide, light filled landing with plush grey carpet and twin Velux skylights leads to four further generously sized bedrooms, each capable of accommodating a kingsized bed.

A standout feature is the expansive bedroom/studio, currently used as a music room. This space enjoys large windows to the front and additional Velux windows, creating an inspiring and sunlit environment.

There is also a dedicated home office, offering a quiet and comfortable space for remote working or study, perfect for today's flexible lifestyle needs.

The first-floor family bathroom is beautifully tiled and includes a modern shower, providing convenience for the upper-level bedrooms.

Externally, the home continues to impress with a substantial front garden providing off street parking for at least five vehicles.

The rear garden is thoughtfully landscaped with decking and paving, making it both low maintenance and perfect for outdoor gatherings in the sun-drenched southwest aspect.

97a Eldrick Avenue is a rare opportunity to acquire a home of this calibre that is spacious, elegant, and ready to accommodate a growing family in style.

The home is just a short walk from Falla Hill Primary School and Fauldhouse Railway Station, offering excellent transport links.

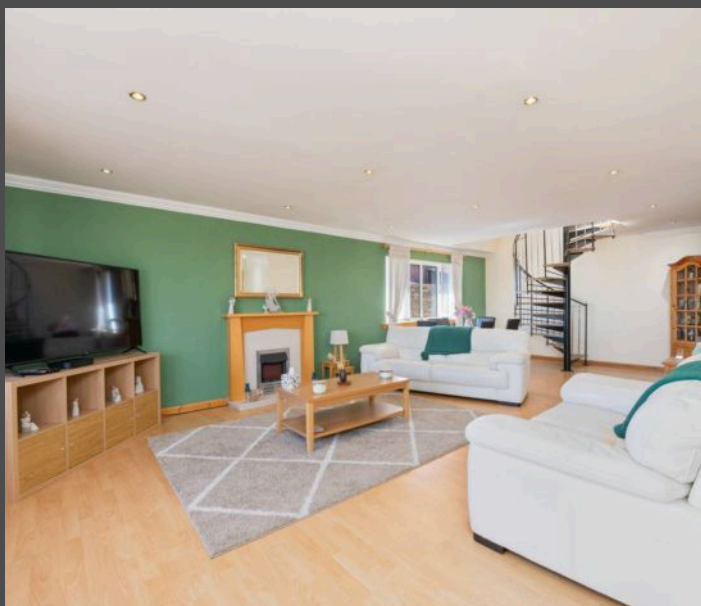
Local amenities include the Fauldhouse Partnership Centre, a modern sports centre with a swimming pool, and nearby healthcare services. The area is well-suited for families, with schools, shops, and leisure facilities all within easy reach.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Spacious 6-Bedroom Layout
- Modern - High Specification Kitchen
- Versatile Reception Areas
- Detached On A Large Plot
- Generous Outdoor Space
- Parking For 5 Or More cars



FRONT GARDEN

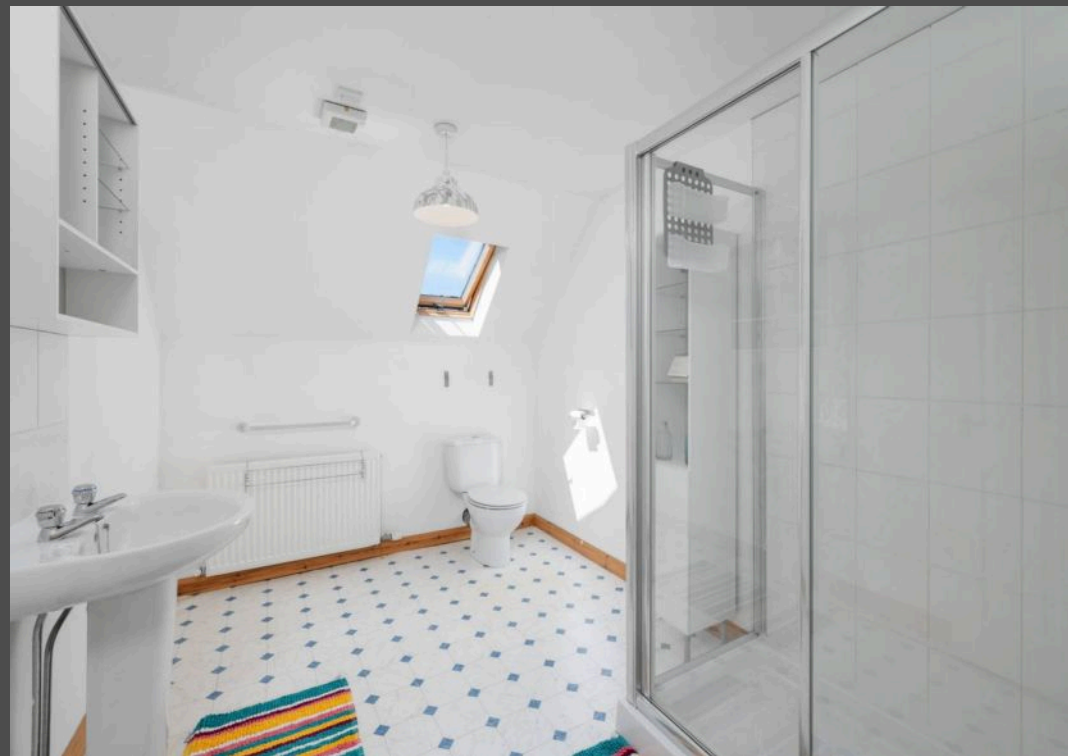
REAR GARDEN

DRIVEWAY

5 Parking Spaces







Approximate Gross Internal Area = 275.6 sq m / 2967 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1205092 / Ref:90624)



Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

