



76e Sheephousehill, Fauldhouse

Offers in Region of £270,000



This fantastic house is on a sizeable plot and will make a wonderful family home, with both off and on-street parking available. Located on Sheephousehill, Fauldhouse, EH47 9EG, it is in an ideal locale for commuters, with Fauldhouse railway station and other local amenities. The property is not in need of any work and is ready to be occupied. Sharon Campbell and RE/MAX property are delighted to bring this 3-bedroomed property to the market.

Fauldhouse offers a peaceful and scenic setting for those looking to live in a smaller community, whilst still having access to nearby urban centres like Bathgate and Edinburgh. Despite its small size, it has a strong sense of community, with various local amenities such as shops, schools, and community centres serving the needs of residents. The village also has access to outdoor recreational activities, including walking and cycling routes in the surrounding countryside. Commuter links are good from this area, via Fauldhouse railway station, offering rail links to both Edinburgh and Glasgow. In addition, there is easy access to the M8 making this an ideal location to enjoy the quieter lifestyle, while still within commuting distance of the major cities. In terms of education, both Falla Hill Primary School and St. John The Baptist Primary School can be found close to the centre of town. The closest secondary school is Whitburn Academy, though another option is available in St. Kentigern's Academy in Blackburn.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

### Front Garden

A welcoming approach presents some decorative gravel featuring some shrubs, and a half-height wall with a driveway. The tarred driveway provides off-road parking, as well as access to the front door, and the garage through a wooden gate towards the rear of the property. The boundary on either side of the property comes in the form of full height wooden fencing.

### Entrance Vestibule

1.648m x 1.088m | (05'04" x 03'06") An inviting entry is created by a metal-cored wooden door, into a bright vestibule. An additional glazed panel in the vestibule brings in lots of natural light. Neutral paint to the remaining walls brings a welcoming feel to the entrance, and the floor is finished with oak floorboards and a ceiling light is also present. There is a small storage cupboard present, as well as a coat rack and some power points.

### Hallway

The spacious hallway has neutral paint to the walls, and oak floorboards to finish the floor. Downlights brighten up the hall, while a storage cupboard makes use of extra space. Two radiators, two smoke detectors, and power points are all supplied.

### Second Double Bedroom

2.974m x 3.645m (09'09" x 11'11") at maximum This splendid room has neutral paint to the walls, with oak floorboards to the floor. Windows to the front and side of the property allows for natural light with a pendant ceiling light. A radiator and power points are included.

### Lounge

4.654m (5.301m into bay) x 4.927m | (15'03" (17'04") x 16'02") This superb room is positioned towards the front of the property and finished with neutral paint to the walls and oak wood floorboards to the floor. There is a bay window to the front, as well as a ceiling rose light to



brighten the room. Two radiators and power points are also provided.

### Third Double Bedroom

2.974m x 3.912m (09'09" x 12'10") This spacious room has been finished with neutral paint to the walls, and a neutral carpet to the floor, and is currently used as a study. The window to the side of the property allows in natural light, and this is further complemented by a ceiling light. Power points and a radiator are also provided.

### Dining Kitchen

2.981m (widens to 3.963m) x 5.367m | (09'09" (13'00") x 17'07") This large room has plenty of storage units, all equipped with wood effect frontages. Finished with neutral patterned splashbacks, neutrally painted walls and oak flooring. Equipped with an integrated electric oven and microwave, a four-ring gas hob and a side-by-side fridge-freezer, which will be included in the sale. A stone 1 ½ sink with a drainer is also present. A Natural light enters from windows and the glazed conservatory doors, with additional lighting from the ceiling downlights. A smoke detector, radiator, and power points are also included.

### Main Bathroom

2.487m x 1.765m | (08'01" x 05'09") This delightful room is tiled to the floor, with full height neutral tiles around the bath area, coming down to half-height around the rest of the room with neutral paint above. The suite comprises of a white close-coupled toilet, a white vanity sink equipped with some glossy white storage beneath, a white bath equipped with spa jets, mood lighting, and decorated with a neutral bath panel, and an electric shower above this bath. An extractor fan and ladder radiator are also present in this bathroom.

### Main Bedroom

4.029m x 2.610m | (13'02" x 08'06") This spacious room, equipped with an en-suite, is finished with neutral paint to the walls with a neutral carpet to the floor. The room is lit



by a pendant ceiling light, as well as a window to the rear. A sliding door closet with a mirrored finish provides storage, as well as two other built-in closets with wooden doors. A radiator is also present.

#### **En-Suite Bathroom**

3.108m x 1.159m (widens to 1.715m) | (10'02" x 03'09" (05'07")) Positioned off of the main bedroom, this lovely ensuite bathroom is finished with wood effect laminate to the floor, and neutral paint to the walls. There is a half-height neutral tiled splashback along one wall, which backs the white vanity sink and the storage above and beneath it. There is a white close-coupled toilet present, as well as a modern shower with jacuzzi-style jets and it's own mood lighting, and FM radio system. Downlights light the rest of the room, as well as a window to the side of the property. A ladder radiator is also present.

#### **Conservatory**

3.100m x 3.132m | (10'02" x 10'03") This lovely sunroom takes in plenty of natural light through its glazed windows, which are positioned all around. The floor is finished with a neutral carpet, and the exterior walls of the building are painted neutrally. Glazed doors allow access to the rear garden, and power points are also provided.

#### **Rear Garden**

This beautiful, extremely well-kept garden has been designed to create a very private space to relax or entertain. Bordered by full-height fencing, access to the front of the property can be gained via the driveway, as well as a path around the opposite side. A property-wide patio lawn covers the majority of the space on both ends of the garden, with a small, well-kept lawn in the middle. There is a double garage/workshop with side door (5.891m x 4.966m (19'03" x 16'03")) present, as well as a small summerhouse in the rear corner of the garden, with a greenhouse in the other corner.



### Additional Items

Tenure: Freehold. Council Tax Band: D. All fitted floor coverings, window blinds, and kitchen items mentioned are included in the sale, plus the summerhouse, tool shed, attic space, external weather-proof power points, and greenhouse. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

### VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960996670.

### OFFERS

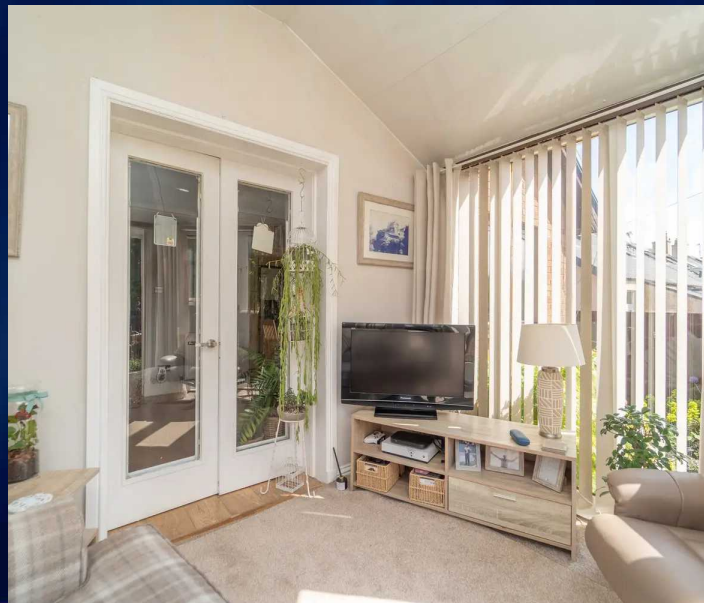
All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

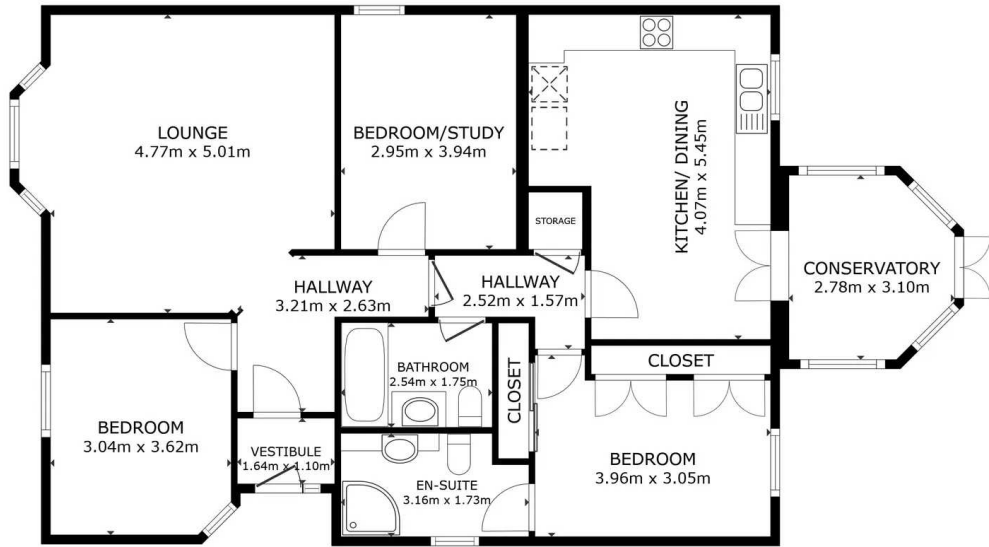
### INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

### THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960996670 TODAY





FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 113.6 m<sup>2</sup>  
 TOTAL : 113.6 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## RE/MAX Property

Remax Property, Remax House - EH54 6TS

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.