



95 Main Street, Fauldhouse, Bathgate, EH47 9BH

RE/MAX Property

****A Fabulous Opportunity for a property investor looking for an immediate income stream****

This wonderful flat is located in the heart of Fauldhouse, offering easy access to the town's shopping center and the A71 highway. Sharon Campbell and RE/MAX Property are delighted to present this spacious 4-bedroom home to the market.

The property comprises of:

- Entrance Vestibule**
- Kitchen/ Diner**
- Lounge**
- 4 Bedrooms**
- Bathroom**
- Garden**

Fauldhouse has undergone a large amount of new development over the past several years adding to the already well established town with a range of schooling, shops, post office, financial services, doctor surgery, dentist, community centre, leisure centre, Greenburn golf course, swimming pool, bars and restaurants. Fauldhouse also has its own train station delivering a frequent and reliable service to both Edinburgh and Glasgow, along with its close proximity to the M8 which makes this an ideal location for commuting. Local towns a short drive away include Livingston, Whitburn, Shotts and Harthill.





Rear Garden

The property features a generously sized garden, fully enclosed by sturdy wooden fencing for added privacy and security. Offering ample space for outdoor entertaining, gardening, or simply unwinding, this well-maintained outdoor area provides a versatile setting to enjoy year-round.

Entrance Vestibule

A UPVC door with feature glazing welcomes you into the property. The décor begins with carpeted stairs leading to the kitchen/diner, complemented by neutrally painted walls. Three wall-mounted spotlights illuminate the staircase, creating a warm and inviting ambiance. At the top of the stairs, you'll find access to a private balcony, offering a charming view over the courtyard below.

Kitchen/ Dining

4.891m x 3.941m (16'00" x 12'11")

This spacious kitchen/dining area offers a warm and inviting atmosphere, featuring sleek laminate wooden flooring that complements the modern neutral décor. The room is well-lit, with a large window allowing natural light to flow in, enhanced by a contemporary ceiling light. The kitchen is fitted with stylish base units, a tiled backsplash, and ample worktop space, providing both functionality and style. A stainless-steel extractor hood sits above a gas hob with a built in oven along the units. The space is finished with a washing machine, radiator and PowerPoints around the room. The open layout includes space for a dining table, making it a perfect spot for both cooking and entertaining.

Utility Room

1.856m x 1.833m (06'01" x 06'00")

A practical and well-organized utility space, complete with a modern boiler and ample storage for household essentials. The room is fitted with a washing machine, keeping laundry tasks separate from the main living areas. A window allows natural light to brighten the space, while a radiator ensures comfort. The wooden flooring adds warmth and complements the neutral décor, making this an efficient and functional.

Bathroom

3.017m x 1.855m (09'10" x 06'02")

This stylish and contemporary bathroom is designed for both relaxation and practicality. Featuring a sleek white bathtub with a modern chrome finish, it provides a perfect space to unwind. The walk-in shower, complete with a rainfall showerhead, adds a touch of luxury, while the neutral-toned wall tiles and wood-effect flooring create a fresh and inviting atmosphere. A vanity unit with a basin offers ample storage, and a large mirrored cabinet enhances the sense of space. A heated towel rail ensures warmth and comfort, making this a well-appointed and functional bathroom.

Lounge

3.761m x 4.153m (12'04" x 13'07")

This lounge is bright and spacious, with sleek wooden flooring and crisp white walls. A large window with vertical blinds allows plenty of natural light. The open layout connects seamlessly to the next room, enhancing the sense of space. The room is finished with internet socket, radiator and small storage cupboard.

Main Bedroom

3.624m x 3.662m (11'10" x 12'00")

This bedroom feels bright and open, with white walls and warm wooden flooring adding to the sense of space. A large window lets in plenty of natural light, while soft curtains provide privacy. The neutral tones create a calm and adaptable setting.

Second Bedroom

3.327m x 3.507m (10'11" x 11'06")

This bedroom is bright and well-proportioned, featuring clean white walls and warm wooden flooring that enhances the sense of space. A large window with vertical blinds allows plenty of natural light while maintaining privacy. The neutral decor provides a versatile and inviting atmosphere.

Third Bedroom

3.092m x 3.654m (10'01" x 11'11")

This room is bright and spacious, featuring clean white walls and warm wooden flooring that adds a touch of warmth. A large window with curtains allows natural light to fill the space, creating an airy feel. The neutral design offers versatility, making it adaptable for various uses.

Fourth Bedroom

2.257m x 2.400m (07'04" x 07'10")

This small room has crisp white walls and warm wooden flooring, giving it a bright and inviting feel. A large window with vertical blinds lets in plenty of natural light while ensuring privacy. The neutral design makes it a flexible and functional space.

Additional Items

Tenure: Freehold. Council tax band: D No Factor Fee

All fitted floor coverings, kitchen items mentioned, and blinds are included in the sale. 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 07960 996670.

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.

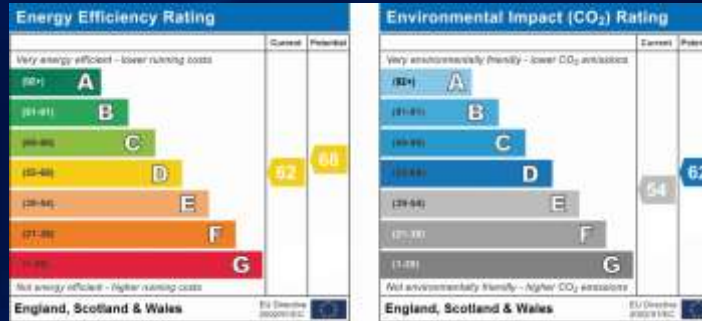
THINKING OF SELLING

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



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"Nobody in the world sells more property than RE/MAX"



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