



63 Scott Place, Fauldhouse, Bathgate, EH47 9LQ
Offers Over £98,000

RE/MAX Property

Fantastic Upper Flat With Converted Loft and Private Rear Garden

Lauren Beresford and RE/MAX Property are delighted to offer to the market this three Bedroom Upper Flat with converted loft situated in Fauldhouse, West Lothian.

Comprising: Hallway, Lounge, Kitchen, Three Double Bedrooms and Bathroom. The property benefits from a large rear garden and off-street parking.

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 shops, post office, financial services, doctor surgery, dentist, community centre, leisure centre, 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. Close by lies the town of Livingston and Whitburn.

The home report is available from our website.

Council Tax Band A

No Factor Fees

Freehold Tenure





Front

Communal slabbed path leading to exterior stairs and main entrance.

Hallway - 14' 1" x 6' 9" (4.3m x 2.12m)

Enter via front door, up carpeted stairs to a welcoming hallway. There is spotlighting, one radiator, painted walls and under stair cupboard. There are beautiful arch features throughout.

Lounge - 14' 5" x 13' 9" (4.4m x 4.2m)

Bright and spacious lounge with alcove and large window looking onto the front of the property. One central light fitting, laminate flooring, painted walls and one radiator. The lounge benefits from paneling around the room, a decorative mantelpiece with a mirror and a gas fire.

Kitchen - 12' 10" x 10' 10" (3.9m x 3.3m)

L-shaped room with fitted Kitchen units, worktops, space for white goods, integrated gas hob, fan oven, and stainless-steel sink with mixer tap. There is tile and painted walls, one central light fitting, tile flooring, and one radiator, with a window to the front and side of the property. There is a space for a dining table, breakfast bar or free-standing units.

Bedroom 1 - 12' 10" x 9' 6" (3.9m x 2.9m)

Excellent sized double Bedroom looking onto the rear of the property. There is one central light fitting, painted walls, laminate flooring and one radiator. There is a fitted storage cupboard and space for free standing units.

Bedroom 2 - 12' 2" x 9' 6" (3.7m x 2.9m)

Double bedroom looking onto the rear of the property. Central light fitting, painted walls, laminate flooring and radiator. There is also a large storage cupboard where the boiler is situated.

Bathroom - 6' 7" x 5' 7" (2m x 1.7m)

Bathroom with an opaque window facing onto the side of the property. Comprising of toilet, sink with mixer tap and corner bath with overhead electric shower. There is one central light fitting, tile and painted wall coverings and tile flooring.

Converted Loft - 12' 10" x 12' 2" (3.9m x 3.7m)

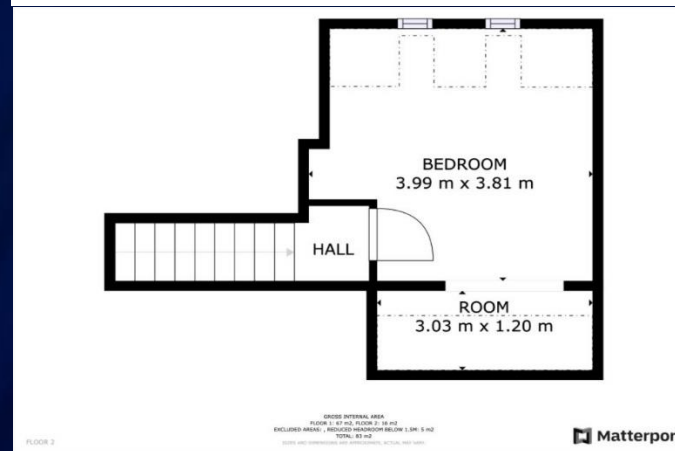
Staircase leading up to converted loft. There are spotlighting, painted walls, laminate flooring and one radiator. There is a fitted wardrobe which would need doors or mirrors. There are two velux windows looking onto the front of the property.

Rear Garden

Slabbed area leading to open grassed space. There is a large hut and the garden has an enclosed fence surround.



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



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