



7 Kirkhill Court, Fauldhouse

In Excess of £130,000



RE/MAX
Estate



7 Kirkhill Court

Fauldhouse, Bathgate

Nicole McFarlane and RE/MAX Estates present this inviting home with stylish wood-effect laminate flooring, modern kitchen, spacious lounge, and tiered decking in the rear garden. Two bedrooms with triple fitted wardrobes. Well-designed spaces offer comfort and practicality. EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Vestibul

3' 8" x 4' 6" (1.11m x 1.38m)

A bright and inviting vestibule, where a large front-facing window bathes the space in natural light. This area includes a discreet storage cupboard, thoughtfully housing the boiler and electrics, both newly installed in 2021, ensuring everything is neatly out of sight. The vestibule is enhanced by a central light fixture and a new radiator, making it as functional as it is comfortable. From here, you can easily transition into the entrance hall.

Entrance Hall

7' 5" x 5' 4" (2.25m x 1.62m)

The entrance hall is bright and welcoming, illuminated by a central light and enhanced by a stunning fully glazed wooden door that allows natural light to flow in from the vestibule. It features stylish wood-effect laminate flooring and includes a very large walk-in storage cupboard, offering plenty of space for coats, shoes, and other essentials. A radiator ensures the area stays warm and comfortable, making it a practical and inviting entryway to the home.

Lounge Diner

21' 4" x 8' 8" (6.51m x 2.63m)

The lounge is a spacious and inviting area, featuring large windows at both the front and rear that fill the room with natural light. It boasts stylish wood-effect laminate flooring, complemented by wall lights that create a warm ambiance. The room offers seamless access to the entrance hall and kitchen, making it an ideal space for relaxation and entertaining.





Kitchen

7' 4" x 10' 8" (2.24m x 3.26m)

The kitchen is well-equipped and functional, featuring a 4-ring gas hob with an extractor fan, ensuring a practical cooking space. A rear-facing window and a half-glazed PVC door lead to the garden, allowing plenty of natural light. The kitchen offers ample storage, a stainless steel sink with a drainer, and hot and cold taps. It also includes a fridge freezer and space for a washing machine, making it a convenient and efficient space for everyday living.

Family Bathroom

6' 0" x 6' 1" (1.83m x 1.85m)

The family bathroom is a modern and stylish space, fully tiled for a sleek finish. It features a rear-facing window that brings in natural light, as well as spotlights for a bright and inviting atmosphere. The bathroom includes a chrome towel rail, a W/C, a ceramic sink, and a mains shower over a P-shaped bath, offering both practicality and comfort for the entire family.

Bedroom Two

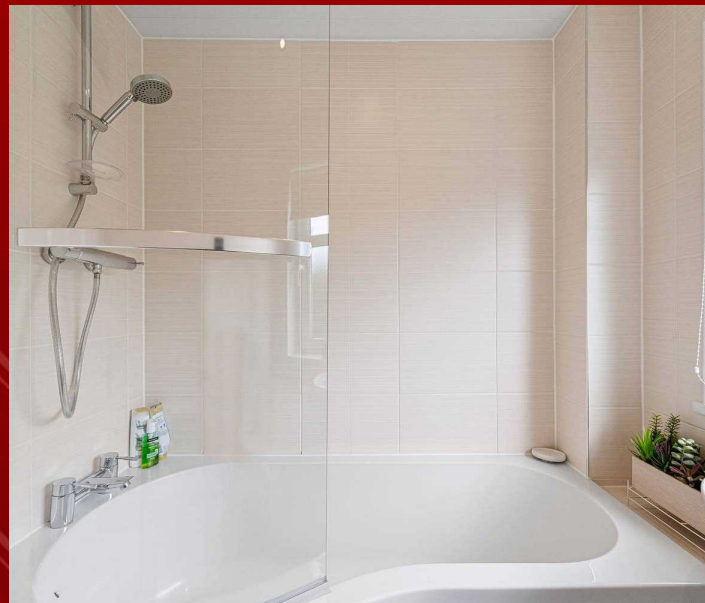
9' 11" x 9' 9" (3.01m x 2.98m)

Bedroom two is a spacious and versatile room, featuring a rear-facing window that offers pleasant views and plenty of natural light. The room is fitted with wood-effect laminate flooring and a radiator, ensuring comfort throughout the year. There's ample space for a double bed and freestanding furniture, making it an ideal retreat for relaxation and rest.

Bedroom One

9' 10" x 9' 3" (2.99m x 2.82m)

ChatGPT Bedroom one is a bright and spacious room with a front-facing window that allows for plenty of natural light. It features wood-effect laminate flooring and offers ample storage with triple fitted wardrobes. The room comfortably accommodates a double bed and still provides space for additional freestanding furniture, making it a stylish and functional master bedroom.





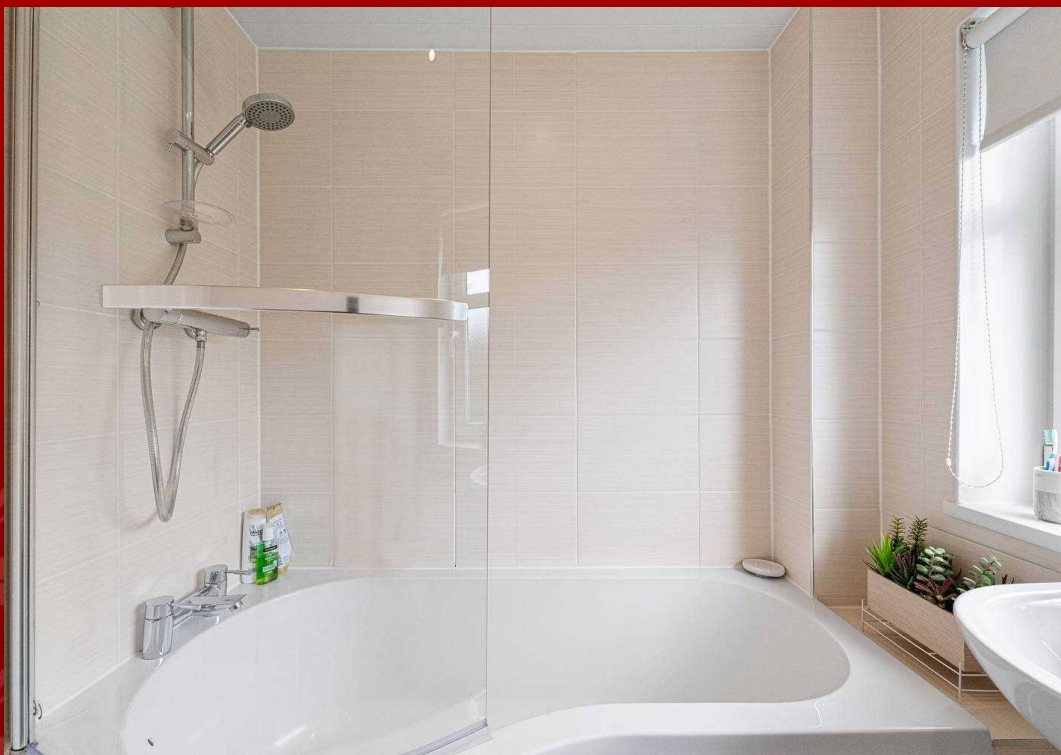
Office / Box Room

6' 1" x 2' 10" (1.86m x 0.87m)

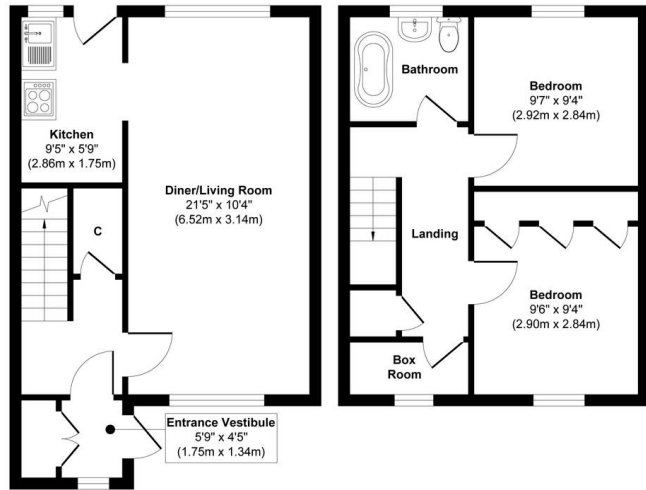
Currently utilized as a home office, this room offers a quiet and productive space with a front-facing window that provides natural light. It features comfortable carpeting, a central light, and can easily be adapted to suit various needs, whether as an office, guest room, or additional bedroom.

Rear Garden

The rear garden is a standout feature, fully decked and thoughtfully designed with three tiers of decking that create a striking and functional outdoor space. It is fully enclosed, offering privacy and security, with the added convenience of a side gate that provides easy access for bins. This low-maintenance garden is perfect for outdoor entertaining and relaxation.



7 Kirkhill Court



Ground Floor
Approximate Floor Area
377 sq. ft
(35.05 sq. m)

First Floor
Approximate Floor Area
350 sq. ft
(32.53 sq. m)

Approx. Gross Internal Floor Area 727 sq. ft / 67.58 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



Re/max Estates

33-37 High street, Linlithgow - EH49 7ED

07432303118

nmcfarlane@remax-scotland.net

<https://www.remax-scotland.net>



RE/MAX
Estate

