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## 2b Eldrick Avenue

Fauldhouse, EH47 9BB

Offers over £250,000



2B Elderick Avenue is a spacious detached bungalow which is in move in condition but also has fantastic potential. This property would suit a variety of buyers including the less mobile, retirees or a young family. Viewing is essential to fully appreciate the internal and external space that this property has to offer.



Description

This spacious detached bungalow is situated on a substantial plot, making it an ideal choice for a variety of buyers, including those with mobility needs and retirees. Let's explore the features of this lovely home:

Reception Storm Porch and Hallway: The property welcomes you with a reception storm porch that leads to the reception hallway.

Generously Proportioned Lounge: The lounge features a floor-to-ceiling window, allowing natural light to flood the space. A gas fireplace serves as the focal point, creating a cozy ambiance.

Well-Equipped Kitchen: The good-sized fitted kitchen boasts ample wall and base units, complemented by worktops. It includes a gas hob, electric oven, and a convenient breakfast bar. The kitchen also has a dining area.

Rear Hallway : Just off the kitchen, you'll find a rear hallway with two built-in cupboards.

Master Bedroom with En Suite Wet Room: The master bedroom features built-in wardrobes and an en suite wet room.

Bedroom Two with Wardrobes: Bedroom two also has built-in wardrobes.

Spacious Conservatory: Bedroom three opens up to a spacious conservatory, providing additional sitting and dining space. French doors lead to the rear garden.

Utility Room : has full plumbing and currently houses the dishwasher, washing machine, fridge freezer and tumble dryer.

Low-Maintenance Gardens: The property boasts low-maintenance gardens both at the front and rear. The front garden features mature trees and bushes, while a mono blocked driveway provides off-street parking and access to the garage.

Wheelchair Ramp: For easy accessibility, there's a wheelchair / pram ramp leading to the rear door which could be easily removed.

Gas Central Heating and Good Storage: The property benefits from gas central heating and ample storage.

Viewing is essential to fully appreciate

Fauldhouse

Fauldhouse has a good variety of shops within the town with more extensive shopping facilities available in nearby Bathgate and Livingston. A regular bus service runs to and from Edinburgh city centre and the surrounding areas with the property ideally placed for the M8 motorway, which provides easy access to Glasgow. Fauldhouse has the added benefit of the rail link connecting Edinburgh and Glasgow. There are Primary schools with recreational needs more than adequately catered for by way of the surrounding countryside allowing for leisurely walks.

Storm Porch 3'6" x 3'9" (1.08 x 1.15)

Lounge 11'5" x 17'6" (3.5 x 5.34)

Kitchen Diner 11'6" x 17'4" (3.52 x 5.3)

Utility Room 6'5" x 4'3" (1.96 x 1.30)

Conservatory 19'11" x 19'0" widest (6.09 x 5.8 widest)

Bedroom 1 8'10" x 12'3" (2.7 x 3.75)

En Suite Wet Room 8'2" x 5'4" (2.5 x 1.65)

Bedroom 2 11'9" x 8'10" (3.6 x 2.7)

Bedroom 3 8'8" x 9'2" (2.65 x 2.81)

Bathroom 8'5" x 5'9" (2.58 x 1.76)

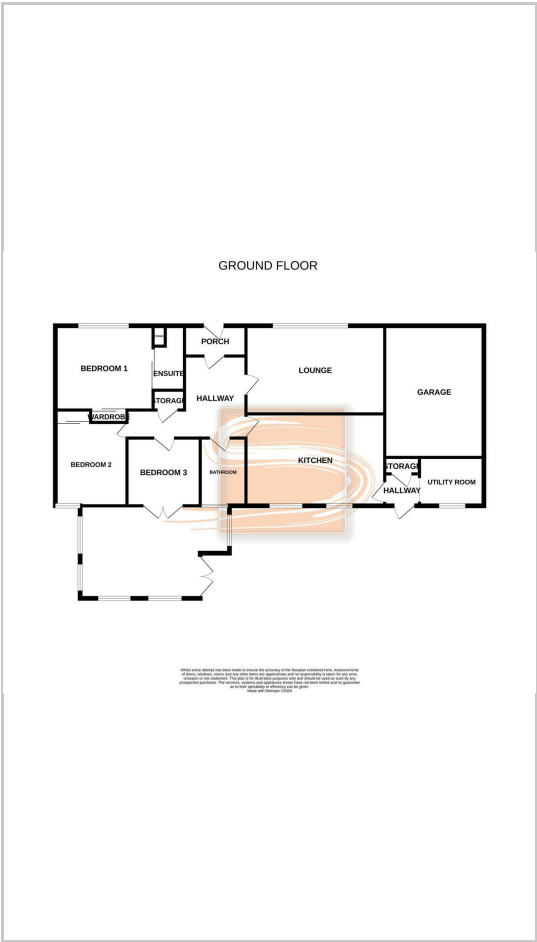
Contact Us

To arrange a viewing or for further details please call 01501 733200 or email [property@sneddons.com](mailto:property@sneddons.com).

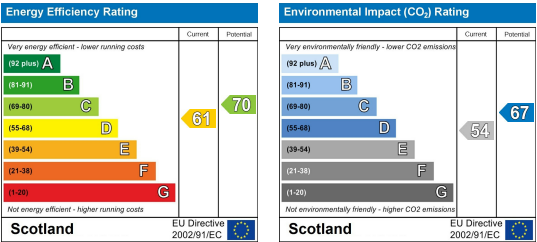
Area Map



Floor Plans



Energy Efficiency Graph



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