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2b Eldrick Avenue

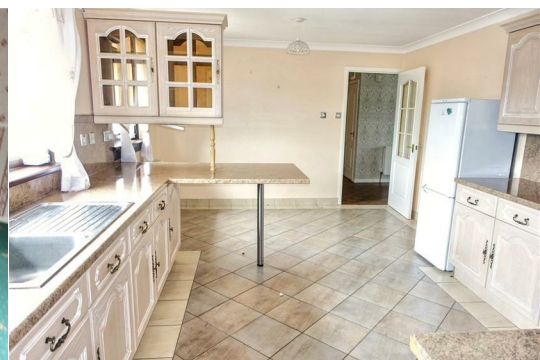
Fauldhouse, EH47 9BB

Offers over £190,000



This delightful detached bungalow offers a perfect blend of comfort and convenience.

Whether you are a first-time buyer, a growing family, or looking to downsize, this property presents an excellent opportunity to create a comfortable and welcoming home.



Description

PRICE REDUCTION

2b Elderick Avenue, Fauldhouse – Spacious Detached Bungalow on Generous Plot

Set within a substantial plot, this spacious detached bungalow offers a rare opportunity for a variety of buyers, especially those seeking comfort, accessibility, and flexibility in a peaceful location.

Key Features:

Welcoming Reception Areas: Enter via a storm porch that opens into a bright reception hallway, creating an inviting first impression.

Light-Filled Lounge: A generously sized lounge features a floor-to-ceiling window that bathes the space in natural light, with a gas fireplace offering warmth and character.

Well-Appointed Kitchen: The large fitted kitchen is both practical and stylish, with ample wall and base units, worktops, gas hob, electric oven, and a handy breakfast bar. The adjoining dining area makes it perfect for family meals or entertaining.

Useful Rear Hallway: Positioned just off the kitchen, the rear hallway includes two built-in cupboards, offering excellent storage solutions.

Master Bedroom with built-in wardrobes and an en-suite wet room for enhanced accessibility.

Bedroom Two includes fitted wardrobes.

Bedroom Three opens directly into a spacious conservatory, ideal as a relaxing retreat or additional entertaining space.

Sunlit Conservatory: French doors lead from the conservatory to the rear garden, creating a seamless indoor-outdoor experience.

Dedicated Utility Room: Fully plumbed and accommodating a dishwasher, washing machine, fridge freezer, and tumble dryer—keeping everything tucked away and organized.

The spacious bedroom completes the accommodation

Low-Maintenance Gardens: Both front and rear gardens are designed for ease of upkeep, featuring mature trees and shrubs. A mono-blocked driveway provides off-street parking and access to the garage.

Accessibility-Friendly: A removable wheelchair/pram ramp to the rear entrance ensures flexibility and convenience.

Modern Heating & Storage: Recently installed gas boiler and ample built-in storage throughout.

Location: Situated in a quiet, established area of Fauldhouse, close to local amenities and transport links.

Viewing is Essential: This versatile home must be seen to be fully appreciated

Local Area

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

Lounge 11'5" x 17'6" (3.5 x 5.35)

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

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" 9'2" (2.65 2.81)

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

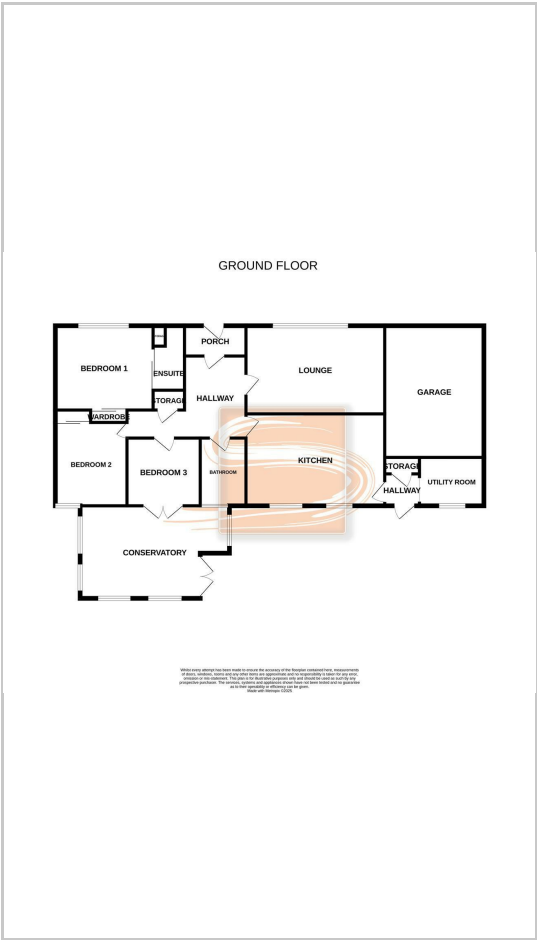
Contact Us

To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

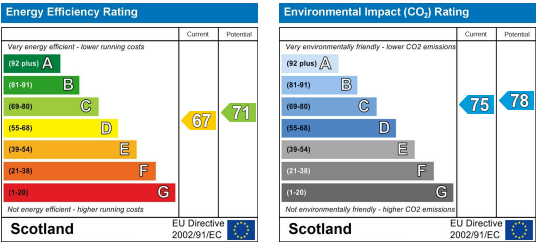
Area Map



Floor Plans



Energy Efficiency Graph



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