

Turpie  
&Co

81

Park View, Fauldhouse, EH47 9JZ

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# 81

Park View, Fauldhouse, EH47 9JZ



## **Fantastic three bedroom, extended family home in the centre of Fauldhouse**

Situated in the ever popular residential area of Fauldhouse, this property is within easy reach of scenic green spaces, local convenience stores and major road and rail links.

Over the years, this fantastic, semi-detached family home has been extended, providing flexible living accommodation for growing families.

This family home has been well-maintained over the years and is in true move-in condition throughout. With spacious rooms, ample off street parking, modern kitchen and bathroom, plus a private enclosed rear garden, this is the perfect home for first time buyers!

## *What's special about this house*

- Having been extended over the years, the property provides an additional room plus utility and shower room downstairs, meaning flexible living accommodation for extended families.
- In fantastic condition throughout, the property can be moved straight in to!
- The private, enclosed, rear garden provides a lovely open outlook over fields and requires extremely minimal maintenance
- Situated in the village of Fauldhouse, the location provides a great sense of community whilst providing fast and easy links in to Edinburgh & Glasgow
- The mono-blocked driveway provides ample off-street parking for several cars





## Location and Amenities

- Catchment for Falla Hill & St John The Baptist Primary Schools & Whitburn Academy & St Kentigerns Academy Secondary Schools
- Set in the village location of Fauldhouse, providing a fantastic community feel
- Just minutes walk to all of the local amenities, providing an array of shops, restaurants, bars & pubs!
- A regular bus service, providing easy access into the centre
- Close to the M8, giving easy access to Edinburgh (26 miles) and Glasgow (25 miles); the M9 is just a short drive away.
- National and international flights from Edinburgh Airport - just 18 miles away
- Fantastic Beecraigs & Polkemmet country parks are nearby



### Dimensions:

#### Ground Floor

Lounge 4.55m x 3.68m  
Dining Room 3.3m x 2.9m  
Kitchen 4.55m x 2.39m  
Utility Room 2.01m x 1.7m  
Shower Room 2.01m x 1.5m

#### First Floor

Bedroom 13.86m x 3.71m  
Bedroom 2 4.55m x 2.46m  
Bathroom 1.93m x 1.65m

Home Report valuation £125,000

Internal floor area 93m<sup>2</sup>

School catchment Falla Hill & St John The Baptist Primary School  
Whitburn Academy & St Kentigerns Academy

Council tax band A

Train station Fauldhouse 1 mile  
Breich 2 miles,  
Addiewell 5 miles

### Extras

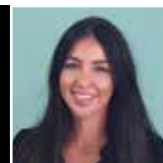
All floor coverings, blinds, light fittings and curtains.

EER Band is: D

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



**Kelli Blyth**  
Property Manager