



129 Lanrigg Road, Fauldhouse

Offers Over £95,000



129 Lanrigg Road

Fauldhouse

Situated on Lanrigg Road in Fauldhouse, this two bedroom lower four in a block offers a fantastic opportunity to secure a well presented home with generous private garden space, newly fitted windows and front door, and a beautifully refurbished bathroom. Offered chain free, the property would make an excellent first home, downsize or buy to let investment.

Entering through the new front door, the welcoming hallway immediately sets the tone, with attractive wood flooring, fresh neutral décor and traditional style wall panelling adding character to the space.

The lounge is a particularly bright and generously proportioned room, with a large window allowing plenty of natural light to flow in. Neutral décor and wood flooring create a versatile space with ample room for both relaxing and entertaining.

The kitchen offers a good range of wall and base cabinetry with complementary worktops, an integrated oven and hob and space for additional appliances. Windows bring plenty of natural light into the room, creating a bright and practical everyday space.

There are two well proportioned double bedrooms, both finished in soft neutral tones with carpeting. The principal bedroom is a generous room overlooking the rear garden, while the second bedroom offers excellent flexibility as a further double bedroom, guest room or home office.

The recently refurbished bathroom is a real highlight, finished with contemporary blush-toned wet wall for a sleek, modern look. A modern vanity unit provides useful storage, while the bath is complemented by an overhead rainfall style shower and glass screen.



Outside, the property benefits from its own garden ground to both the front and rear. The private front garden is predominantly laid to lawn, while to the rear, the property enjoys the left hand section of the garden, providing another generous lawned space with plenty of potential for outdoor seating and entertaining.

With new windows and front door, a stylish refurbished bathroom, two double bedrooms, private garden ground and the added advantage of being offered chain free, Langrigg Road is an appealing home that combines space, practicality and excellent potential.

Fauldhouse is a well connected West Lothian village offering a great balance of everyday convenience and excellent commuter links, making it particularly appealing for those travelling throughout the central belt.

The village provides a selection of local amenities, including shops, schooling and everyday services, while the larger towns of Bathgate and Livingston are within easy reach, offering a much wider choice of shopping, dining and leisure facilities.

For commuters, Fauldhouse benefits from its own railway station, providing convenient rail connections towards both Edinburgh and Glasgow, while nearby road links make travelling throughout West Lothian and beyond straightforward.

Surrounded by countryside yet within easy reach of larger towns and transport connections, Fauldhouse remains a popular choice for buyers looking for a more relaxed residential setting without sacrificing accessibility.

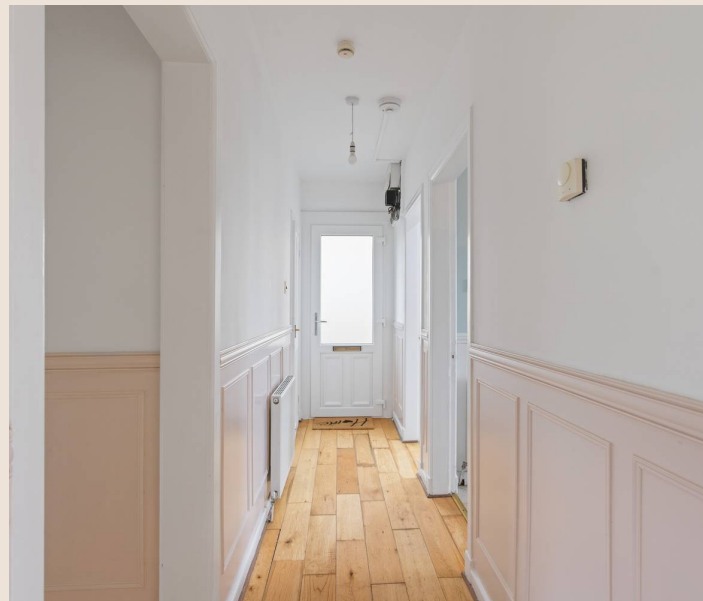
Home Report Value- £100,000

EPC - C

Council Tax Band - A

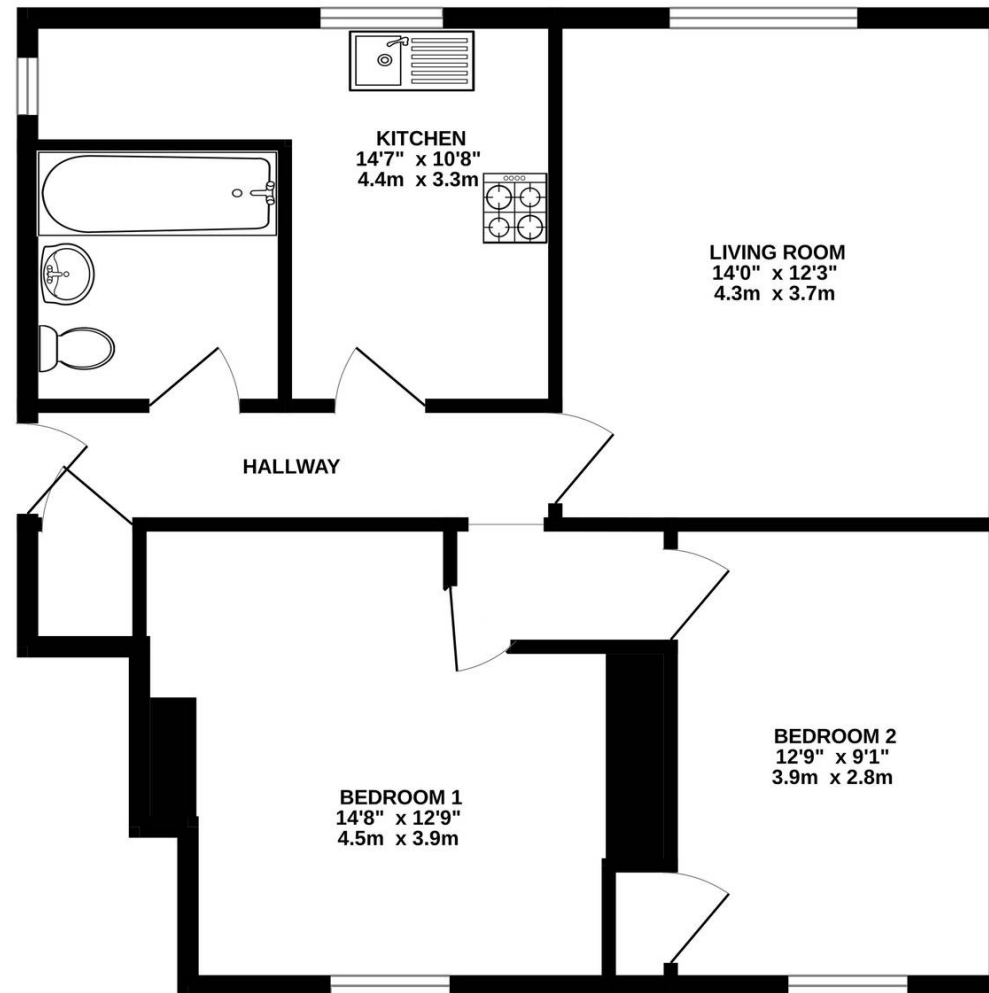
Square Ft- 700/ 65m²

Some images within this listing have been digitally enhanced or created using AI for illustrative purposes. Prospective buyers are advised to arrange a viewing to confirm the property's actual appearance, condition and features.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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