Braehead House

Shotts Road, Fauldhouse, West Lothian, EH47 9DN

SNEDDON MORRISON
SOLICITORS & ESTATE AGENTS

Property Summary

Nestled within generous gardens and enjoying ample private parking and scenic rural views, this extended detached cottage is an elegant period home offering spacious and versatile accommodation over two floors. The well-proportioned interiors are perfectly suited to family living, boasting three double bedrooms, a single bedroom/study, two sunny reception rooms, a contemporary breakfasting kitchen, a four-piece bathroom, a second WC, and excellent storage throughout. Its tranquil edge-of-village setting offers the best of country living, with Edinburgh and Glasgow easily accessible via nearby major roads and rail links within walking distance.

Extras: All fitted floor and window coverings, and light fittings are included.

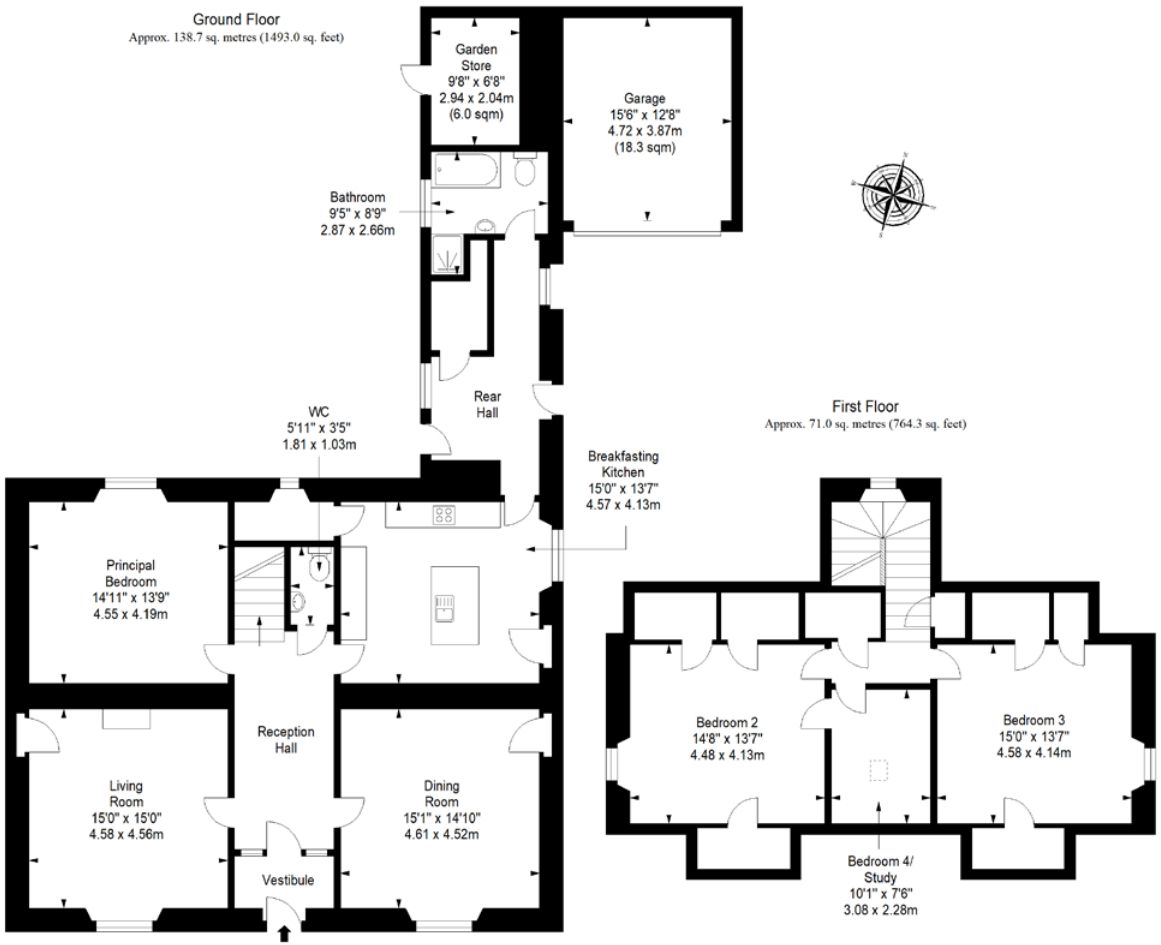
Property Features

- Spacious traditional detached cottage
- Scenic edge-of-village setting close to rail and motorway links
- Vestibule and reception hall with WC
- Two elegant, south-facing reception rooms
- Contemporary breakfasting kitchen with garden access via rear hall
- Three large double bedrooms (one on the ground floor)
- Single bedroom/ideal study
- Bright bathroom with bath and separate shower
- Excellent storage throughout
- Generous three-sided gardens with a store
- Private driveway and attached single garage
- LPG heating and full double glazing
- EPC Rating - F

Two elegant south-facing reception rooms and a contemporary breakfasting kitchen with garden access

Three large double bedrooms, a single bedroom and a bright bathroom

Floorplan



Total area: approx. 209.7 sq. metres (2257.3 sq. feet)

All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106

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