



Floor 0



Floor 1



Approximate total area*
762 ft²

(1) Excluding balconies and terraces

Reduced headroom
— Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



DESCRIPTION

3 / 4 Bedroom Semi-Detached home.

Calling all investors great opportunity to secure a spacious home in moderate condition, the property has great potential with ample living and storage space.

Viewings are by appointment only

The Property Comprises of:

- Entrance Hallway with Storage Space
- Bright and spacious lounge
- Fitted kitchen
- Three bedrooms
- Bathroom with shower over bath
- Ample Storage throughout
- Private rear garden
- Off road parking

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



Location

The village of Fauldhouse is well located within West Lothian and is convenient for travel in and around the region. A train station within the village offers a regular service to both Edinburgh and Glasgow. The A71 and M8 are also within easy reach. The village is served by a choice of shops and primary schooling, with the nearest secondary schools a short bus ride away. Other everyday amenities are available nearby including a library and health centre. A more comprehensive range of everyday facilities can be found in nearby Whitburn, with further recreational facilities in the larger town of Livingston.

