





4 Earl's Place

Fauldhouse

Welcome to Earl's Place, Fauldhouse, a beautifully presented two bedroom semi detached bungalow offering stylish single level living in true move in condition. With a private west facing landscaped garden, two bathrooms and spacious accommodation throughout, this is a fantastic opportunity for downsizers, first time buyers or anyone seeking a home ready to move straight into.

As you enter the property, you are welcomed into a generously sized hallway, complete with a large storage cupboard providing excellent practicality for coats, shoes and everyday household items.

Positioned to the left hand side is the modern kitchen, fitted with white gloss cabinetry and ample worktop space. The kitchen includes a four point gas cooker, integrated oven, space for a washing machine or dishwasher, and room for a fridge freezer. A breakfast bar also provides an ideal casual dining space or additional seating area.

Flowing through from the kitchen is the snug style lounge and dining area, a warm and inviting space that comfortably accommodates two large sofas, a media wall and additional dining furniture if desired. Patio doors open directly out to the rear garden, allowing for plenty of natural light and creating a seamless indoor outdoor flow.

The west facing rear garden is a true highlight of the home, fully landscaped, private and not overlooked, making it the perfect setting for relaxing, entertaining or enjoying evening sun.

The property further benefits from two well proportioned bedrooms. Bedroom one comfortably accommodates a king size bed with bedside cabinets and features a large fitted wardrobe. Bedroom two is another versatile double bedroom, currently utilised as a home office and also benefits from fitted wardrobe storage.



The main family bathroom is a fully tiled three piece suite complete with chrome fittings, a chrome heated towel rail and a bathtub. In addition, just off bedroom two, there is a second fully tiled shower room featuring a standing shower, chrome accents and another heated towel rail, adding excellent flexibility and convenience.

Externally, the property benefits from a one car driveway with shared access leading to the parking area.

Earl's Place is ideally situated in the heart of Fauldhouse, within walking distance of the local high street, Scotmid Co-op, cafés, pubs and other everyday amenities. Fauldhouse train station is only a short drive away, offering excellent transport links to Edinburgh and Glasgow. Local schooling includes St John the Baptist RC Primary School and Fauldhouse Nursery, making this a convenient and well connected location for a range of buyers.

A fantastic opportunity to secure a beautifully maintained bungalow in a sought after village setting.

Home Report Value- £170,000

EPC - D

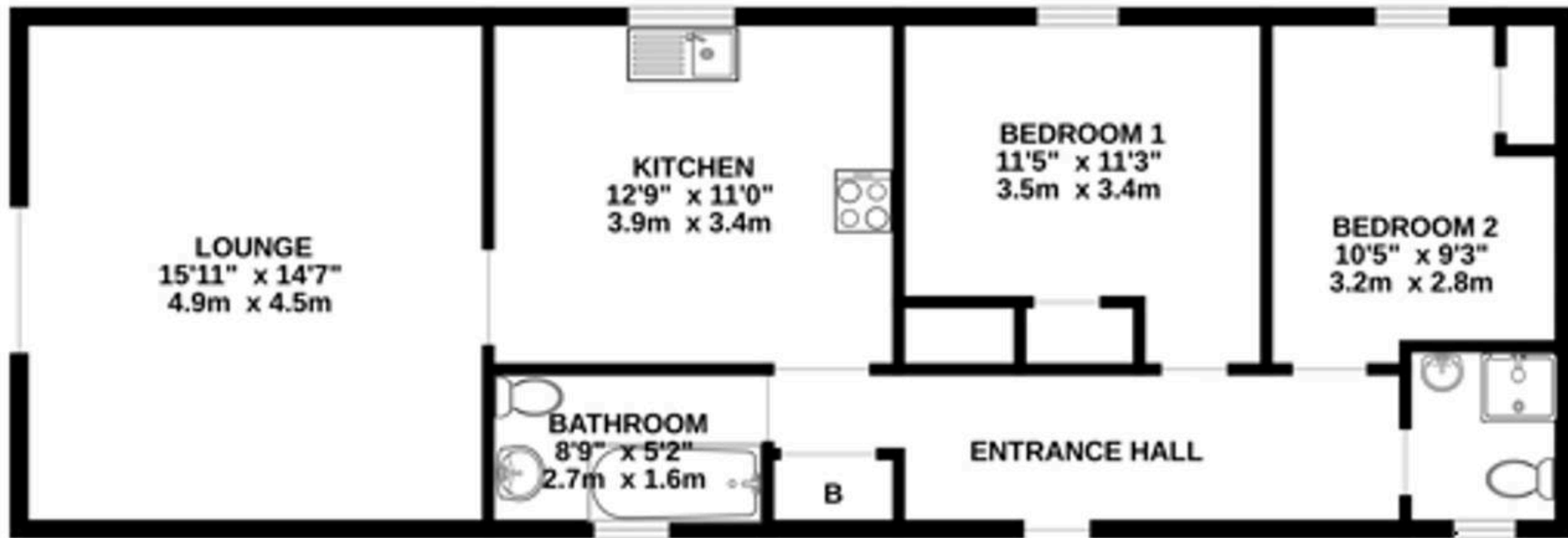
Council Tax Band - B

Square Ft- 861/ 80m2





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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