



2 Barton Terrace, Fauldhouse

Offers Over £150,000



2 Barton Terrace

Fauldhouse

Set on a generous corner plot within Barton Terrace, this impressive two bedroom semi detached home combines beautifully presented interiors with fantastic outdoor space, excellent storage and some superb additional features. A mono blocked driveway, detached garage, enclosed gardens and a fully floored loft all add to the appeal of this surprisingly spacious home.

The welcoming entrance hallway leads into a bright and generous lounge, where a large window floods the room with natural light. Hardwood flooring, ceiling spotlights and an illuminated feature alcove give the space a stylish finish, while the layout flows naturally through to the rear of the property.

The contemporary kitchen is fitted with white gloss shaker style cabinetry, contrasting grey worktops, a double oven and gas hob, with a large under stair cupboard providing valuable additional storage. An open archway leads through to a separate, beautifully proportioned reception space overlooking the rear garden, offering flexibility to suit the needs of its new owner.

Upstairs, the principal bedroom is an excellent double with generous fitted wardrobes and the added luxury of its own en suite shower room. The second bedroom is another well proportioned room with built in storage and the added benefit of staircase access to a fully floored loft with spotlights, providing fantastic additional storage.

The family bathroom completes the accommodation, finished with striking black tiling, a full width mirror and a contemporary three piece suite incorporating a jacuzzi bath.



Outside, the generous corner position really enhances the property. A mono blocked driveway provides off road parking and leads to the detached garage, while the rear garden offers a combination of lawn and stone areas, creating an attractive and easily maintained outdoor space.

With its generous plot, detached garage, driveway, stylish interiors and exceptional storage, Barton Terrace offers an impressive home with plenty to set it apart.

Fauldhouse offers an appealing blend of village living, excellent local amenities and convenient connections across West Lothian and the wider central belt. Everyday essentials are close at hand, with local shops alongside a GP surgery and dental practice, while the Fauldhouse Partnership Centre provides an excellent range of health, leisure, swimming and library facilities.

The village is also home to Greenburn Golf Club and is surrounded by countryside and woodland walks, providing plenty of opportunities to enjoy the outdoors.

For commuters, Fauldhouse railway station is a particularly valuable addition, offering convenient rail connections towards Edinburgh and Glasgow. Road links also provide straightforward access to Whitburn, Bathgate and Livingston, with connections onwards throughout the central belt.

With local schooling, healthcare, leisure facilities and excellent transport links all within easy reach, Fauldhouse provides a well connected village setting with everything required for day to day living.

Home Report Value- £155,000

EPC - C

Council Tax Band - B

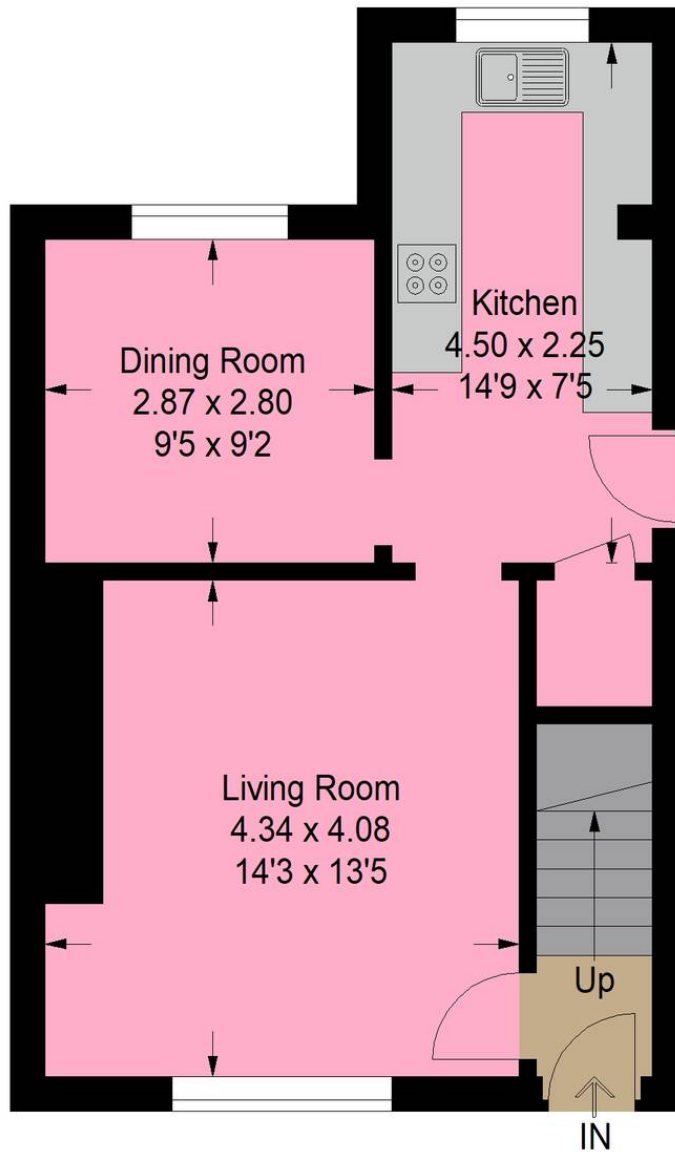
Square Ft- 850/ 79m2

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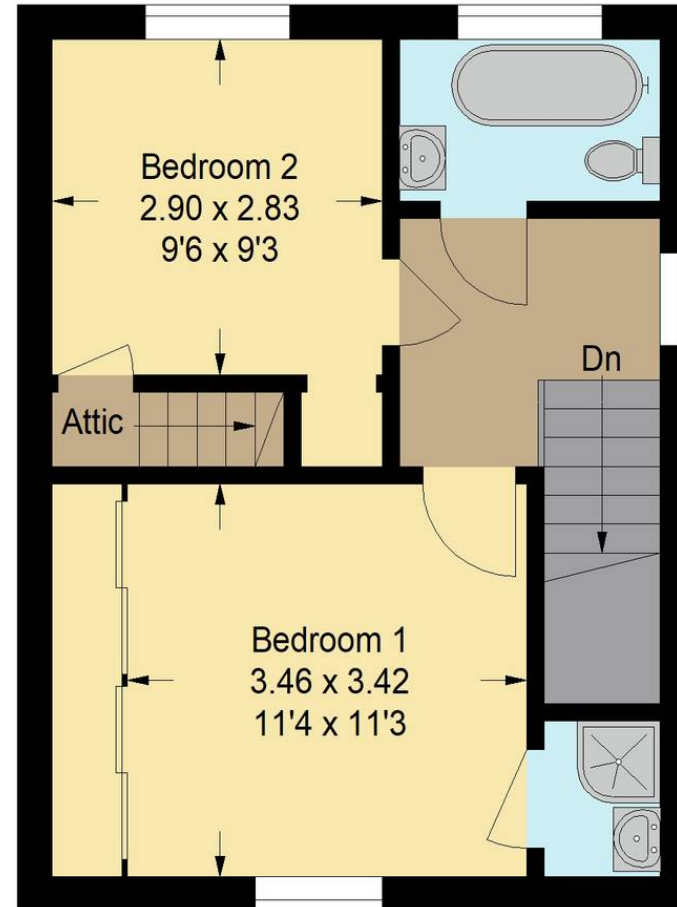




Approximate Gross Internal Area = 80.3 sq m / 864 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1088521 / Ref:88218)



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