

Peterkin & Kidd

Solicitors and Estate Agents

LYRONA

FAUCHELDEAN

WINCHBURGH, EH52 6PS



OFFERS OVER £385,000

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Located in the semi-rural hamlet of Faucheldean, this deceptively spacious detached bungalow sits on an extensive plot and now requires upgrading throughout.

A covered entrance leads to the vestibule and spacious hallway with glazed panels, cloaks cupboard with additional overhead storage, a shelved linen cupboard, space for freestanding furniture and a hatch to the part-floored attic with Ramsay ladder.

There is a well-proportioned living room to the rear with feature opepe ceiling, with a pearl granite hearth and fireplace suitable for solid fuel. Plentiful natural light is provided with windows to the side and rear and a glazed door which leads to the garden grounds.

The separate dining room with wood panelling, offers flexibility of use as a second living room or study if required.

The kitchen has views over the garden and is fitted with a range of base units with stainless steel sink and drainer and complementary worktops. The electric cooker is included in the sale but not warranted. A cupboard houses the boiler and a door leads to the side porch which gives access to the garden.

The principal bedroom is to the front and has ample space for freestanding furniture and a window overlooking the garden.

There are 2 further double bedrooms to the side, one with built-in wardrobe and overhead storage.

The bathroom completes the accommodation and is fitted with a wash hand basin, WC, bath and a separate shower cubicle.

ACCOMMODATION

Vestibule
Reception hall
Living room
Dining room
Fitted kitchen
3 double bedrooms
Bathroom

FEATURES

Solid fuel heating, double glazing

EXTRAS

All fitted carpets, floor coverings, curtains, fireplace, electric cooker and the bathroom fittings are included in the sale. The tractor, lawnmowers and rotivator can be included in the sale.





GARDENS

There are substantial, well-maintained garden grounds surrounding the property. The front garden and side garden are laid to lawn with flower borders, with the remainder laid to lawn with meadow flowers and pampas grass. The tractor, lawn mowers and rotivator can be included in the sale

GARAGE

The detached double garage is to the side and has an up and over door, power, light and water and windows to the rear. The tarmac driveway is accessed via twin gates and provides off-street parking for several cars.

SERVICES

Mains water and drainage is to a septic tank.

VIEWING

By appointment with Property Department on 01506 840000.

WHAT3WORDS

turntable.remain.regarding

SITUATION

The hamlet of Faucheldean enjoys a semi-rural location between Winchburgh and Broxburn and within a short drive of Linlithgow.

Broxburn and Winchburgh provide a range of everyday shops, services, cafes, schooling, and leisure facilities, with further amenities available in nearby Linlithgow and Livingston.

For commuters, the property is well placed for access to the M8 and M9 motorway networks, Edinburgh Airport and Edinburgh City Centre. Rail services are available from nearby Linlithgow and Uphall Station.

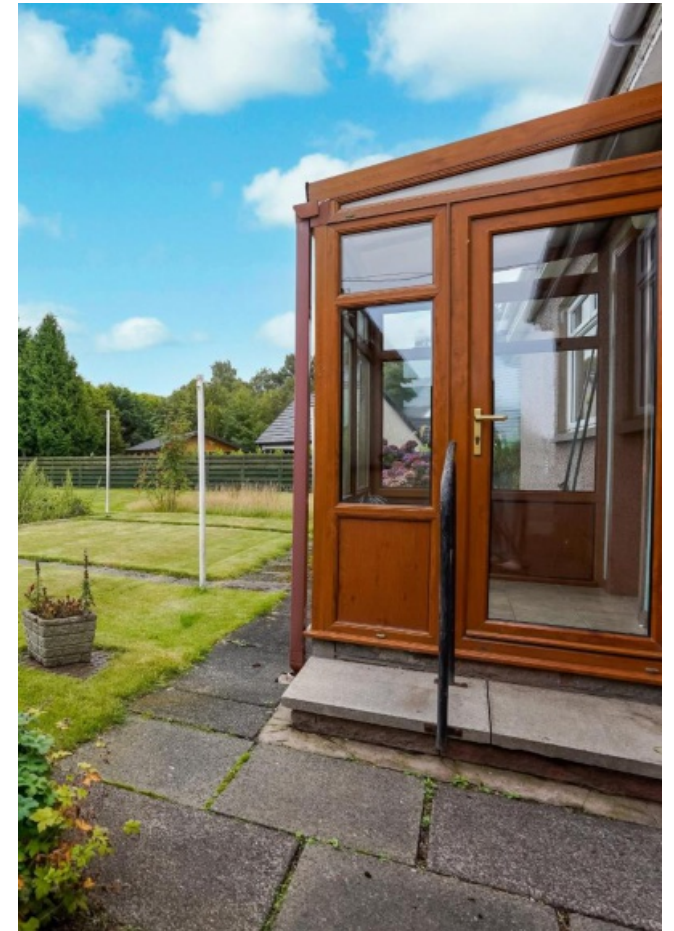


OTHER

COUNCIL TAX BAND: F

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.

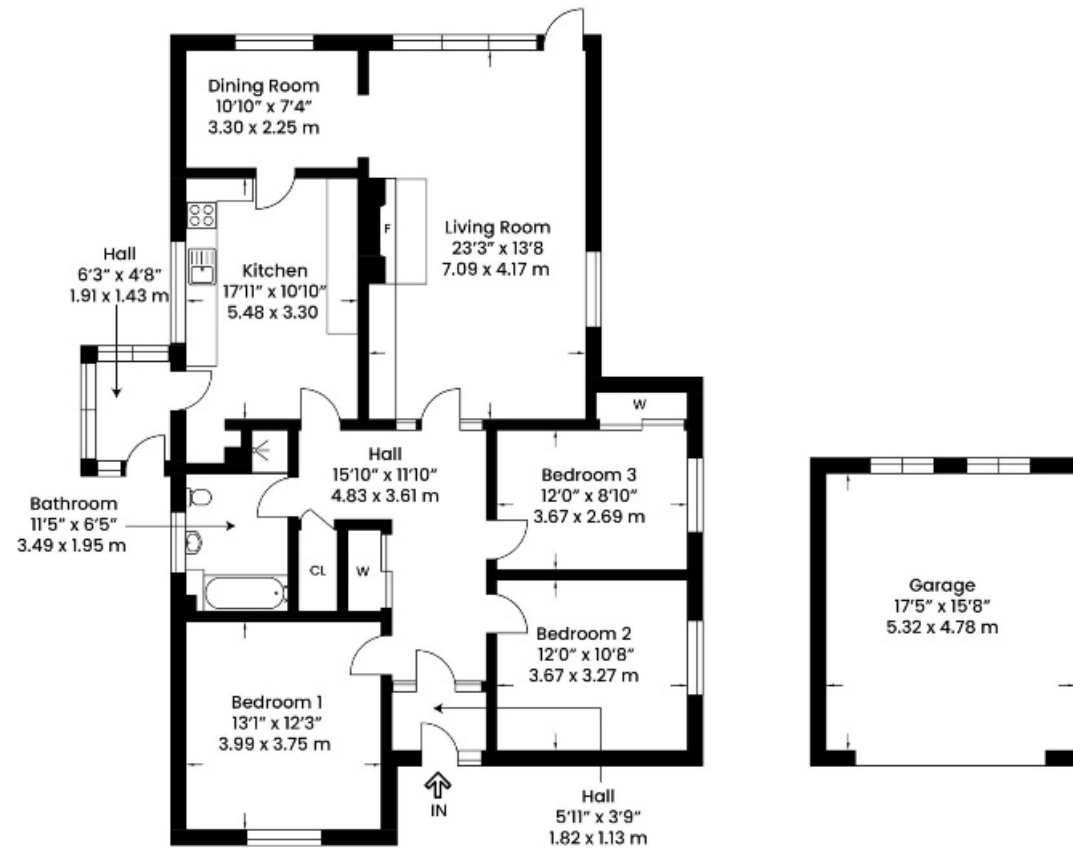
Detached bungalow enjoying a semi-rural setting with wrap-around garden ground





WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2020

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We can open doors for you

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