

Turpie
&Co



4



Greenburn Road, Fauldhouse, EH47 9HJ

Visit www.turpies.com
or telephone 01506 668448



4

Greenburn Road, Fauldhouse



Set peacefully in the village of Fauldhouse, close to Greenburn Golf Club, this spacious four-bedroom bungalow offers a generously proportioned layout, three reception areas, a detached garage, and wraparound gardens.

Perfectly suited to those looking to downsize as well as growing or established families the accommodation showcases a bright south-facing living room flowing into a dining kitchen with direct access to the garden and adjoining utility room. Three well-proportioned double bedrooms offer comfortable accommodation, including a principal bedroom with an en-suite shower room. A sizeable garden room, a useful study/fourth-bedroom and a modern family bathroom complete the interior. Outside, the wraparound gardens with a charming barbecue hut provide attractive alfresco space while a driveway and detached garage offer ample parking.

Ideally located close to local amenities, schooling, and transport links, this impressive home presents a fantastic opportunity.

What's special about this house

- Spacious four-bedroom Fauldhouse bungalow with a generously proportioned layout, three reception areas, a detached garage and gardens, ideally located close to Greenburn Golf Club.
- Appealing living room flooded with natural light from a large south-facing picture window overlooking the garden. Its stylish interior design includes wood-effect flooring and an electric fire housed in a white mantle. With French doors to the dining kitchen it is a wonderful place to entertain and relax.
- Impressive dining kitchen with sliding west-facing patio doors to the garden and French doors to the living room. Wood-inspired wall and floor units, complementary worktops and integrated appliances include a hob, extractor hood, eye-level grill and oven. A utility provides further storage.
- A sizeable garden room further enhancing the property's living and reception areas and entered via a useful study or fourth bedroom.
- Comfortable principal double bedroom with built-in mirrored wardrobes and an en-suite shower room.
- Wrap-around gardens with a manicured lawn and a charming barbecue hut.
- Detached garage and driveway.



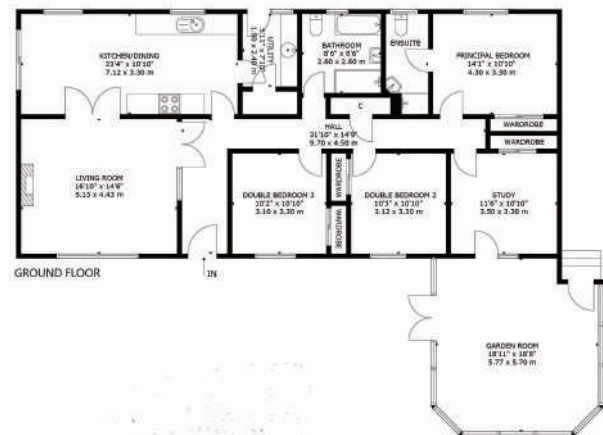
Location and Amenities

- Catchment for Falla Hill Primary School and Whitburn Academy.
- Fauldhouse boasts an array of amenities including convenience stores, a post office, doctor's surgery, a dentist, a golf course, swimming pool, bars and takeaways.
- Greenburn Golf Club lies opposite the property.
- Further amenities are available in nearby Whitburn and Livingston.
- Ideal commuter location close to the M8 with easy access to Edinburgh (28 miles) and Glasgow (25 miles); the M9 is a short drive away.
- Fauldhouse Railway Station with regular and swift links to Edinburgh and Glasgow is less than a 5-minute drive.
- Edinburgh International Airport is just 21 miles away.
- Picturesque moorland, woodlands and the Fauldhouse Meadows ensure plentiful opportunities for walks, cycles, and runs.

Extras

All light fittings, blinds, oven/hob, dishwasher, washing machine, tumble dryer, fridge. freezer and garden hut are included

Home Report valuation	£325,000
Internal floor area	165m ²
School catchment	Falla Hill Primary School Whitburn Academy
Council tax band	C
EPC Rating	C
Train station	Fauldhouse



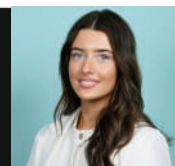
Dimensions

Living Room	5.13 x 4.43m
Kitchen/Dining	7.12 x 3.30m
Utility	1.80 x 2.40m
Garden Room	5.77 x 5.70m
Principal Bedroom	4.30 x 3.30m
En-suite	
Bedroom 2	3.12 x 3.30m
Bedroom 3	3.10 x 3.30m
Bedroom 4/Study	3.50 x 3.30m
Bathroom	2.60 x 2.60m
Garage	4.90 x 7.00m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

Turpie Co

Pioneers in Property



Ava Steele
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.