



AB Properties

68 Fallas Place

, Fauldhouse, EH47 9BX

Offers over £99,995



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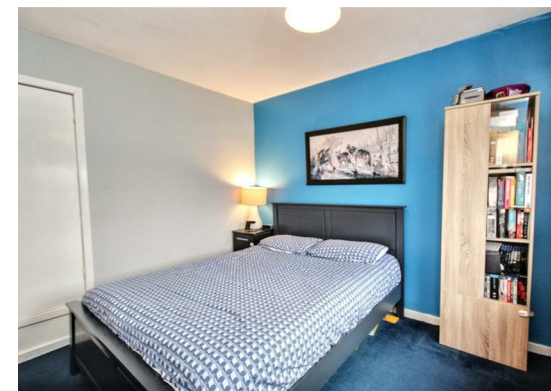


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Beautifully presented two bedroom mid-terraced in popular residential area of Fauldhouse

The property offers spacious accommodation throughout with the ground floor comprising of; a welcoming entrance hallway with storage cupboard, a bright and spacious lounge with dual aspect windows and space for dining, and a modern fitted kitchen.

Upstairs there are two generous double bedrooms and a family bathroom complete with shower over bath.

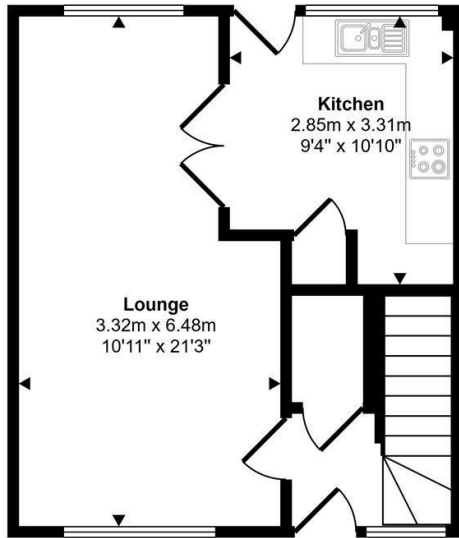
Further benefits are gas central heating and double glazing. Solar panels have also been installed.

Externally there are well proportioned enclosed gardens to the front and rear. Parking bays are available adjacent to the property and there is further on street parking to the rear. There is an option to apply to the local authority for a garage plot.

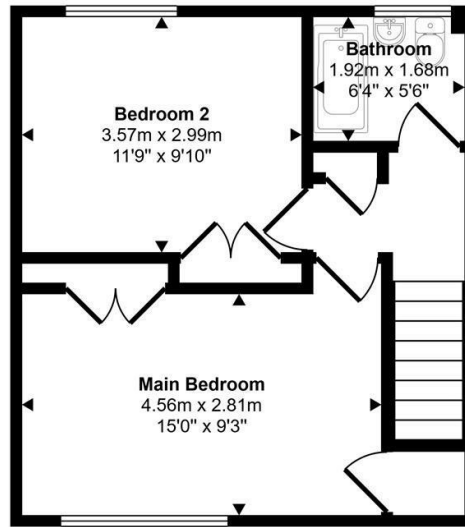
Fauldhouse is a peaceful village in West Lothian and offers a range of local amenities including shopping, schools and healthcare. The nearby towns of Shotts, Whitburn and Livingston are all within easy reach and there are excellent transport links to both Glasgow and Edinburgh with a mainline station providing a regular service for commuters.



Approx Gross Internal Area
71 sq m / 769 sq ft



Ground Floor
Approx 35 sq m / 382 sq ft

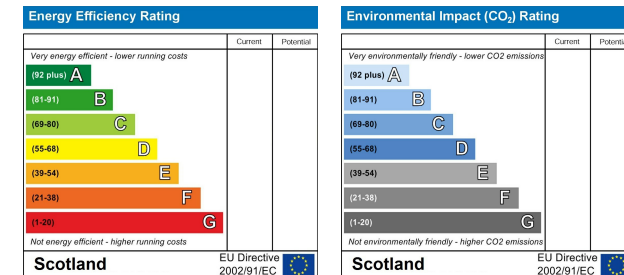


First Floor
Approx 36 sq m / 387 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Graph



Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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