



AB Properties



68 Fallas Place
, Fauldhouse, EH47 9BX

Offers over £99,995







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

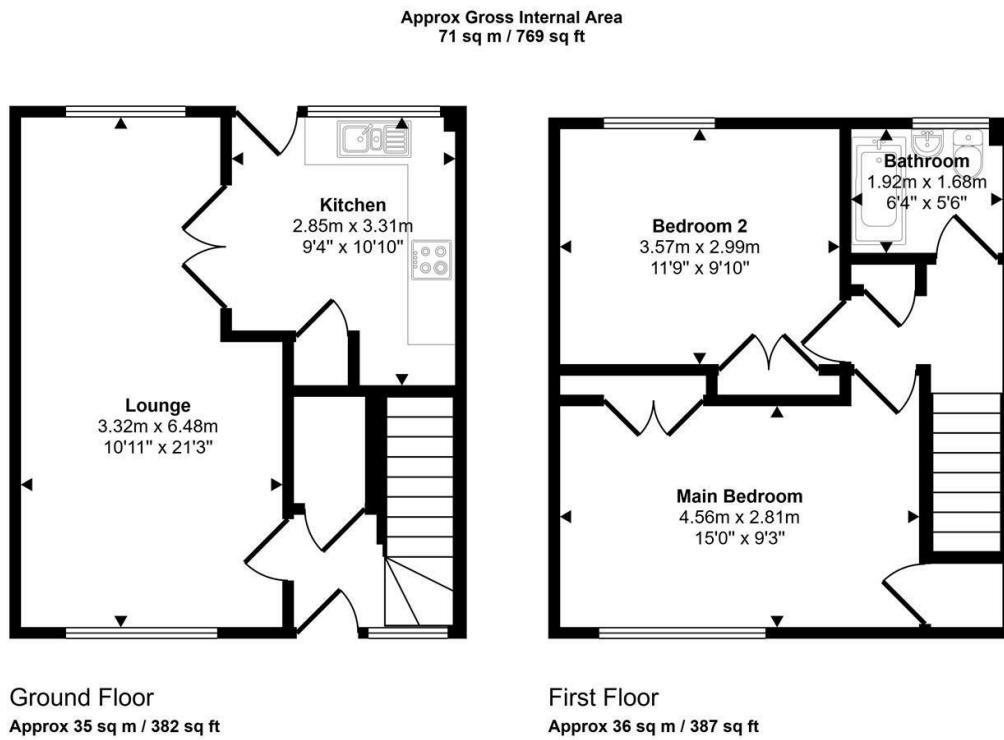
The property offers spacious accommodation throughout with the ground floor comprising of; a welcoming entrance hallway with storage cupboard, a bright and spacious lounge with dual aspect windows and space for dining, and a modern fitted kitchen.

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.



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.

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.



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

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