



## 7 Fallas Place

Fauldhouse, EH47 9BP

**Fixed Price £120,000**



Offering well-proportioned single level accommodation, this 2 bedroom mid terraced bungalow in Fauldhouse is equally suited to first time buyers or homeowners looking to downsize and is conveniently offered to the market with no onward chain. Situated on Fallas Place close to the centre of the village, the location is handy for use of the nearby local amenities that can all be easily accessed on foot from the property doorstep. Those traveling throughout the region for work will enjoy a train station within short walking distance, whilst major road links such as the A71 and M8 can similarly be found nearby. Young families will also enjoy a choice of primary schools in the village with secondary schooling served by shuttle bus to neighbouring towns.



## Description

The property itself offers a well proportioned footprint of 700 sqft that is well suited to a single buyer or couple. A good sized living room is presented in neutral tones and is a comfortable space to relax and unwind. Two bedrooms are similarly offered as a blank canvas, with fresh carpet flooring laid to the larger rear bedroom. Good storage to the hallway allows space for everyday essentials, with a cupboard also found to the smaller bedroom. A bathroom with three piece suite and overhead electric shower is ideal for everyday convenience, whilst the fitted kitchen includes a range of wall and base storage cabinets, washing machine and a fridge-freezer that will remain as part of the sale. Gas central heating and double glazing throughout allow further practical comfort. Enclosed garden grounds to the front and rear are ready to landscape to individual taste, with the west facing rear enjoying good sunshine throughout the summer months. A range of shared parking spaces can be found in the residents parking area to the rear.

## Location

The village of Fauldhouse is well located within West Lothian and is convenient for travel in and around the region. A train station within the village offers a regular service to both Edinburgh and Glasgow whilst the A71 and M8 are also within easy reach. The village is served by a choice of shops, pubs and primary schooling, with the nearest secondary schools a short bus ride away. Fauldhouse Partnership Centre provides a range of services under one roof including a library, swimming pool, sports hall and GP practice. A more comprehensive range of everyday facilities can be found in nearby Whitburn, with further recreational amenities in the larger town of Livingston.

**Living Room 13'11" x 12'9" (4.25m x 3.90m)**

**Kitchen 13'5" x 9'6" (4.11m x 2.90m)**

**Bedroom 1 11'5" x 11'1" (3.50m x 3.40m)**

**Bedroom 2 9'6" x 7'10" (2.90m x 2.40m)**

**Bathroom 6'4" x 5'10" (1.95m x 1.80m)**

## Key Info

Home Report Valuation: £120,000

Total Floor Area: 64m<sup>2</sup> (700 ft<sup>2</sup>)

Parking: Shared

Heating System: Gas

Council Tax: A - £1410.56 per year

EPC: D

## Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

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## Area Map



## Floor Plans



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## Energy Efficiency Graph

