



94 Lanrigg Avenue

Fauldhouse, EH47 9JN

Offers over £149,000



We are delighted to present to the market this 3 bedroom end-terraced property in Fauldhouse, offering excellent accommodation for families looking to enter or move up the market. Lanrigg Avenue is tucked off the eastern entrance to the village and is a short walk to a handy selection of local amenities and schooling. Transport links including Fauldhouse train station and M8 junction 4a in Whitburn offer excellent commuting options for buyers traveling throughout the central belt. A nearby play-park is perfect for young children to enjoy, whilst a range of walking routes and golf course is ideal for those looking to explore the surrounding scenery.



Description

The property itself is a generous home well suited to a couple or growing young family and is tastefully presented throughout to allow easy entry. A spacious main living room is equipped with a feature log burner for enjoying cosy winter evenings, with ample space to relax and unwind. The fitted kitchen comprises a range of wall and base storage units alongside space for all the essential appliances. The recently installed bathroom features a contemporary suite with jet bath and shower mounted above. On the upper level are 3 spacious bedrooms, perfect to meet the needs of a growing family or to accommodate space for home working, with the added incentive of fitted storage to the 2 larger rooms. Gas central heating and double glazing are further practical benefits whilst the attic has been partially floored and fitted with handy drop down ladder to offer additional storage. Externally, the front garden is chipped to allow off-street parking, with further parking found in the driveway at the side. The south facing rear garden is enclosed and set out with easy maintenance in mind, allowing a space to enjoy the sunny weather or for children to play.

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 13'6" x 13'5" (4.13m x 4.11m)

Kitchen 13'5" x 7'8" (4.11m x 2.35m)

Bathroom 7'8" x 6'3" (2.35m x 1.93m)

Bedroom1 14'6" x 9'5" (4.43m x 2.88m)

Bedroom 2 11'9" x 8'11" (3.60m x 2.74m)

Bedroom 3 11'1" x 8'2" (3.40m x 2.49m)

Extras

All blinds, light fittings, floor coverings and integrated oven/hob included in the sale.

Key Info

Home Report Valuation: £150,000

Total Floor Area: 85m2 (915 ft2)

Parking: Driveway

Heating System: Gas

Council Tax: B - £1645.65 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



Energy Efficiency Graph

