



56 Church Place

Fauldhouse, EH47 9HU

Offers over £74,000



Set close to the town centre of Fauldhouse, this 2 bedroom ground floor, main door maisonette is offered to the market as a chain free sale and posing ideal first time accommodation. Similarly the property would be a valuable addition to an investors portfolio, with a potential yield in excess of 11%. Church Place is a short stroll to the selection of amenities and convenience stores available in Fauldhouse, whilst those with children will benefit from nearby Falla Hill Primary. The location itself is a handy base for travel in and around the central belt, with commuters benefiting from a train station in the village and east access to major road networks such as the M8 motorway and A71.



Description

The property itself is a well-proportioned home spread across 2 levels and unusually for this style of building enjoys its own main access door and private front garden. A recently upgraded fitted kitchen includes a range of sleek wall and storage cabinets with appliances to remain as a part of the sale. A spacious living area is a comfortable space to relax and unwind, with generous cupboard perfect for storing everyday essentials. Good storage can be found throughout the property, with an additional pantry cupboard in the kitchen and large cupboard within the upper hallway. Both bedrooms are doubles, with freestanding wardrobes to the larger bedroom and fitted storage to bedroom 2. A separate WC and shower room allow everyday convenience and could be combined if preferred by the new owner. Gas central heating and double glazing throughout are further key features, with the combi boiler serviced at the beginning of November. The enclosed front garden is slabbed and allows enjoyment of the sunny weather, with parking spaces and a bin storage area found nearby.

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 14'11" x 13'5" (4.56m x 4.10m)

Kitchen 14'7" x 9'0" (4.47m x 2.75m)

Bedroom 1 14'11" x 10'1" (4.57m x 3.08m)

Bedroom 2 12'6" x 9'1" (3.83m x 2.78m)

Shower Room 5'6" x 4'11" (1.68m x 1.50m)

WC 5'6" x 2'11" (1.68m x 0.89m)

Extras

All blinds, light fittings, floor coverings, kitchen appliances, bedframes to both bedrooms and wardrobes to bedroom 1 included within the sale. Dining table by separate negotiation.

Key Info

Home Report Valuation: £75,000

Total Floor Area: 74m² (800 ft²)

Parking: On-Street

Heating System: Gas

Council Tax: A - £1291.57 per year

EPC: C

Disclaimer

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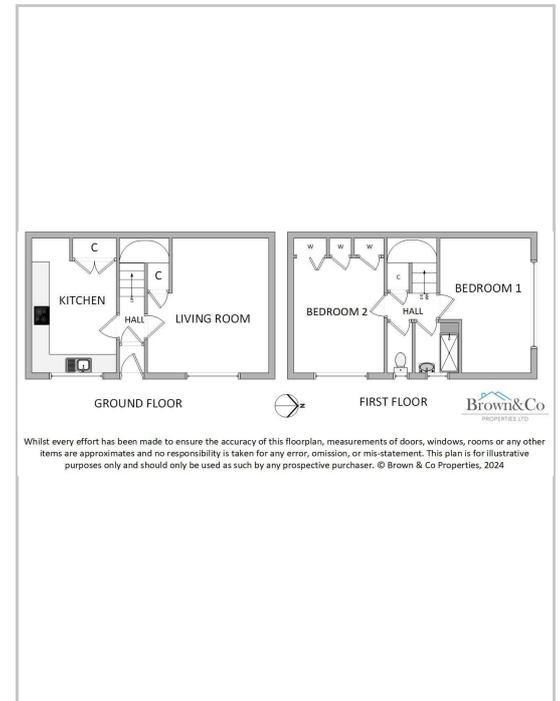
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Area Map



Floor Plans



Energy Efficiency Graph

