



63 Quarry Road

Fauldhouse, EH47 9HD

Offers over £129,000



Offering accommodation that would be ideally suited to buyers in search of their first time home, this well-proportioned 3 bedroom terraced in Fauldhouse is presented to the market with no onward chain. Tucked within Quarry Road just a short distance from the centre of the village, this established residential location is a perfect base for a commuting family. Local amenities and choice of primary schools can be found in easy reach from the property, with a train station at the western edge of the village providing an hourly service to Edinburgh and Glasgow. Nearby road links such as the A71 and M8 providing additional travel options, with the location ideally placed for access throughout the central belt. Nearby Greenburn Golf Club is within a few minutes walk of the property, with good walking routes linking throughout the area for those keen to explore.



Client Comments

"A much-loved family home for over 50 years, now ready for its next chapter. Significant investment has been made in key upgrades including external roughcasting, new double glazing and a modern, highly efficient heating system. While some cosmetic updating would allow the next owner to add their own style, the property offers excellent potential in a friendly, well-established neighbourhood. A wonderful place to live."

Description

The property offers a generous 950 sqft footprint, providing space for a couple or young family looking to establish their first home in a seldom available setting. Three good sized bedrooms can be found at first floor level, with good storage available across the upper level to cater for everyday requirements. The bathroom is equipped with a 3 piece suite, with the addition of an electric shower above the bathtub to provide everyday convenience. The ground floor features the spacious main living room, offering a comfortable space to relax and unwind. The dining kitchen spans the full rear of the property and features a range of wall and base storage cabinets, appliances that can remain as a part of the sale and ample space for dining to accommodate everyday meals. A brand new combi boiler has just been installed, offering peace of mind for the new owner they have a high efficiency heating system to benefit from. Double glazing throughout adds to the practical comfort of the home. Externally, there is a small garden area to the front and an enclosed courtyard at the rear, with gated access leading out towards the parking area where there are a number of shared spaces available.

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.

Lower Hallway 17'3" x 6'5" (5.28m x 1.97m)

Living Room 17'0" x 10'11" (5.19m x 3.33m)

Kitchen 17'10" x 8'9" (5.46m x 2.68m)

Upper Hallway 10'10" x 8'5" (3.32m x 2.58m)

Bedroom 1 13'0" x 9'4" (3.98m x 2.85m)

Bedroom 2 13'1" x 9'3" (4.00m x 2.84m)

Bedroom 3 9'4" x 8'5" (2.87m x 2.59m)

Bathroom 6'7" x 5'7" (2.03m x 1.72m)

Extras

All lights, blinds and floor coverings included in the sale. Appliances can be negotiated if desired.

Key Info

Home Report Valuation: £130,000

Total Floor Area: 88m² (950 ft²)

What3words: ///eradicate.merchant.squeezed

Parking: On-Street

Heating System: Gas

Council Tax: B - £1645.65 per year

EPC: C

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Area Map



Floor Plans



Energy Efficiency Graph

