



47 Greenburn Road

Fauldhouse, EH47 9HJ

Offers over £195,000



Quietly tucked within a peaceful part of Fauldhouse and offering accommodation ideal for buyers in search of single storey living, this 3 bedroom detached bungalow enjoys the convenience of no onward chain to help buyers looking to move with minimal fuss. Set on Greenburn Road on the southern edge of the village, the property boasts a pretty open outlook to the south and is bordered by popular Greenburn Golf Club. The local amenities available within Fauldhouse can be found within short walking distance, with a selection of primary schools helping to cater for those with a family. Fauldhouse train station lies at the western end of the Main Street and offers an hourly service to Edinburgh and Glasgow, whilst there are nearby links to the A71 and M8 for further excellent commuting connections.



Description

The property itself offers well-proportioned accommodation spread over a single level and would be equally suited to buyers moving up or down within the property market. Tastefully presented throughout and ready for the incoming new owner to move with ease, a recently upgraded fitted kitchen is a key highlight, boasting dual aspect windows for scenic views alongside a range of fitted storage options and integrated appliances. An archway leads to the main living room, offering a cosy space to relax and unwind with patio door to the front. Three bedrooms include fitted wardrobes to the larger 2 rooms, whilst the smaller 3rd bedroom would make for a perfect home study or nursery. The bathroom comprises a 4 piece suite, with corner bath and shower enclosure offering different bathing options depending on preference. Gas central heating from a combi boiler installed in December 2025 is a further practical feature, with double glazed windows throughout. Externally, garden grounds wraparound the property with most of the space predominantly to the front to enjoy the south facing sunny aspect. A driveway to the side allows for off-street parking space with further parking available on-street.

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.

Hallway 20'2" x 4'11" (6.17m x 1.52m)

Living Room 13'3" x 11'4" (4.06m x 3.47m)

Kitchen 15'3" x 9'10" (4.67m x 3.02m)

Bedroom 1 11'7" x 10'1" (3.54m x 3.08m)

Bedroom 2 13'10" x 7'9" (4.22m x 2.37m)

Bedroom 3 10'6" x 6'11" (3.21m x 2.11m)

Bathroom 10'5" x 6'2" (3.19m x 1.90m)

Extras

All blinds, light fittings, floor coverings and integrated appliances included in the sale.

Key Info

Home Report Valuation: £200,000

Total Floor Area: 74m² (800 ft²)

What3words: ///decking.closet.artichoke

Parking: Driveway

Heating System: Gas

Council Tax: D - £2279.91 per year

EPC: C

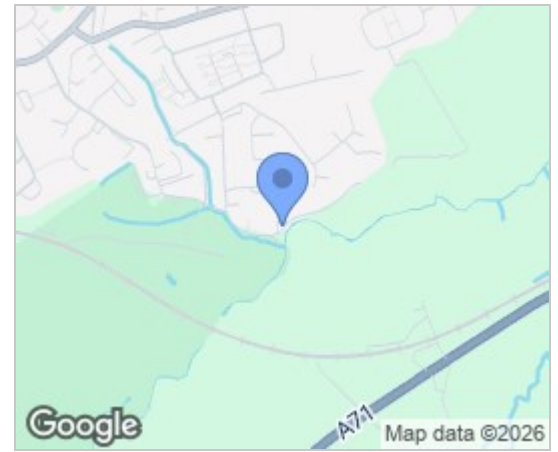
Disclaimer

Early internal viewing is recommended. Viewings are subject to appointment with Brown & Co Properties and slots can be requested via the widget on the property page of our website. 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.

For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or check out our "Book Valuation" request on our website. A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on within the advert and should be viewed at your earliest convenience.

These particulars are produced in good faith and do not form any part of contract. Measurements are approximates, taken via a laser device at their widest point and act as a guide only. The content of this advert and associated marketing material is copyright of Brown & Co Properties and no part shall be replicated without our prior written consent.

Area Map



Floor Plans



Energy Efficiency Graph

