



42 Blackfaulds Drive

Fauldhouse, EH47 9AT

Offers over £134,000



Quietly tucked within a seldom available location that is within easy walking distance from the centre of Fauldhouse, this freshly presented 2 bedroom semi-detached bungalow offers a good choice for buyers at varying stages of their property journey. Blackfaulds Drive is set just off Bridge Street and is only a short walk from the selection of everyday amenities and schooling that are available locally. Commuters are sure to enjoy a handy train link at the west end of the village, whilst major road links such as the A71 and M8 motorway are similarly within easy drive of the property doorstep. Scenic countryside walks and Greenburn Golf Club can also be found a short walk from the property doorstep.



Description

Offered to the market as a chain free sale, the property has recently undergone a programme of redecoration throughout including fresh carpet flooring to allow the incoming new owner the ability to move with ease. Well-proportioned accommodation throughout is ideal for buyers looking to make their first step on the property ladder whilst similarly posing a perfect choice for owners looking to downsize and benefit from one level living. Two double bedrooms suit a couple or those with a young child, with the convenience of fitted wardrobes available to the front bedroom. The former attic area is utilised as a store room, offering good storage potential or the ability to convert and offer additional accommodation if required. A sizeable main living room offers comfortable space to relax and unwind, whilst the fitted kitchen includes a range of storage cabinets and space for all the everyday appliances. Gas central heating and double glazing throughout allow further practical comfort, whilst the family bathroom comprises a 3 piece suite with electric shower mounted above the bath. Externally the property features a generous plot, with garden grounds to the front and rear. A driveway runs to the side, allowing off-street parking space for a handful of cars, with a detached garage providing further parking and storage potential.

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 13'5" x 13'1" (4.10m x 4.00m)

Kitchen 11'11" x 11'4" (3.64m x 3.46m)

Bedroom 1 14'2" x 9'1" (4.32m x 2.78m)

Bedroom 2 11'2" x 9'6" (3.42m x 2.92m)

Bathroom 6'7" x 6'4" (2.02m x 1.95m)

Garage 19'7" x 14'0" (5.97m x 4.28m)

Extras

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

Key info

Home Report Valuation: £135,000

Total Floor Area: 66m² (710 ft²)

Construction Type: Non-Traditional Single Skin Timber

Parking: Driveway & Garage

Heating System: Gas

Council Tax: A - £1291.57 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.

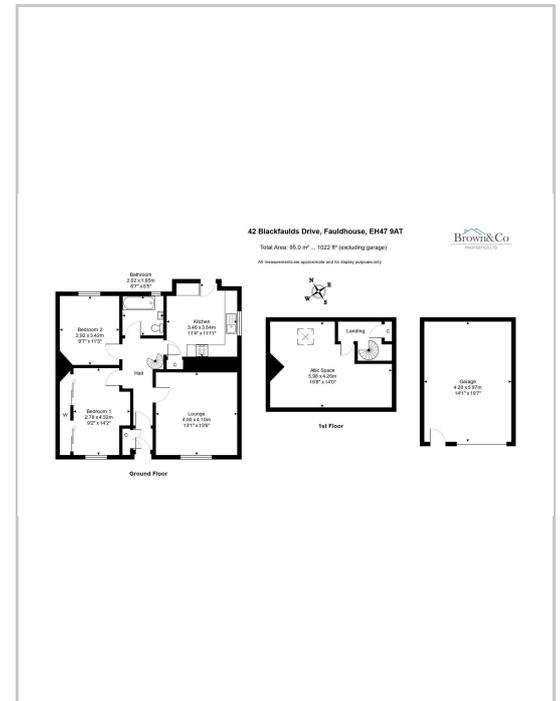
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Area Map



Floor Plans



Energy Efficiency Graph

