



## 5 Barton Court

Fauldhouse, EH47 9LT

**Fixed Price £150,000**



Tucked within a established residential location that is close to the centre of Fauldhouse, this generous 3 bedrom terraced property is brought to the market as a chain free sale and will ideally appeal to a range of buyer motivations. Forming part of a modern development, Barton Court is a short walk to the selection of everyday services available within the village whilst a choice of primary schools nearby will also prove especially handy for those with a young family. Fauldhouse itself is a convenient base for commuters travelling throughout the central region and enjoys a train station with regular service alongside easy access to nearby major road links such as the M8 and A71. A well regarded Golf Club can be found at Greenburn, whilst a number of good walking routes are available for those keen to explore the surrounding area.



## Description

The property itself poses a perfect first or next time family home and comprises almost 1000 sqft of accommodation. A spacious living area runs open plan into a dining kitchen, providing an ideal area to relax or entertain friends and family. Patio doors lead out to the rear garden whilst the fitted kitchen includes a range of storage cabinets, a breakfast bar and space for all the essential appliances. A welcoming main entrance hall includes WC and an understair area that could be utilised for home working or storage. On the upper level are the 3 well-proportioned bedrooms, with the master including an en-suite shower room and fitted wardrobes. Additional fitted wardrobes can be found to bedroom 2, whilst a further linen cupboard is available in the hallway. The family bathroom comprises a 3 piece suite to complete the accommodation. An enclosed rear garden is laid to lawn with a decked terrace, whilst a rear lane allows access for bin movements. The open plan front garden is also laid to lawn and overlooks the residents car park where the property will benefit from 1 allocated space and a handful of visitor parking spaces.

## 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 16'4" x 6'4" (4.99m x 1.94m)

Living Room 16'4" x 10'11" (5.00m x 3.35m)

Kitchen 17'6" x 10'9" (5.35m x 3.30m)

WC 5'9" x 2'10" (1.77m x 0.87m)

Upper Hallway 13'0" x 6'9" (3.97m x 2.07m)

Bedroom 1 10'10" x 10'7" (3.31m x 3.25m)

En Suite 5'10" x 4'3" (1.80m x 1.30m)

Bedroom 2 11'4" x 10'7" (3.47m x 3.24m)

Bedroom 3 8'9" x 8'0" (2.67m x 2.44m)

Bathroom 7'8" x 5'10" (2.35m x 1.80m)

## Key Info

Home Report Valuation: £150,000

Total Floor Area: 91m<sup>2</sup> ( 980 ft<sup>2</sup> )

Parking: Residents Car Park – Allocated & Visitor

Heating System: Gas

Council Tax: C - £1722.09 per year

EPC: C

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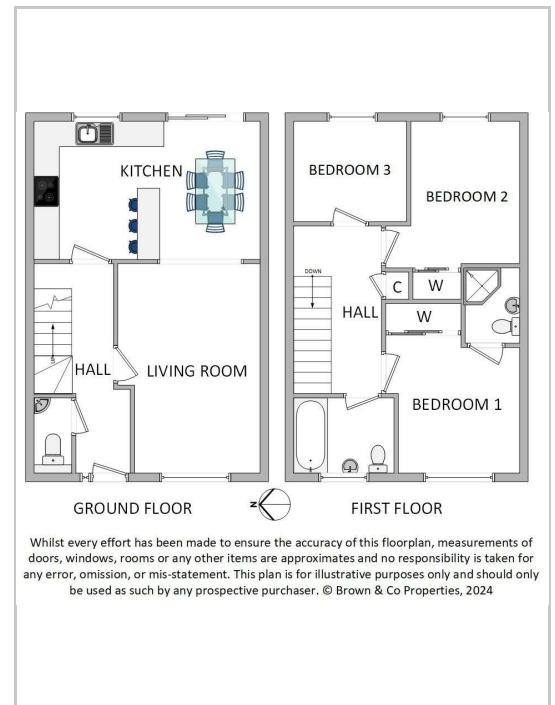
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## Area Map



## Floor Plans



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## Energy Efficiency Graph

