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PROPERTIES LTD

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42 Barton Terrace

Fauldhouse, EH47 9LJ

Offers over £99,000

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This 2 bedroom ground floor flat on Barton Terrace in Fauldhouse poses an excellent choice for first time buyers, downsizers or potential buy to let investors and enjoys the added benefit of no onward chain. Tucked close to the centre of the village, buyers will find a handy choice of everyday amenities all easily accessible on foot, whilst those with a family will find 2 primary schools in easy walking distance also. Fauldhouse is well placed for commuters with a train station at the western edge of the village providing a regular service to Edinburgh and Glasgow, whilst major road links such as the A71 and M8 are within short driving distance. A popular golf club and good selection of walking routes, alongside a sports hall and swimming pool in the nearby partnership centre are all ideal for those looking to keep fit and active.







Description

The property itself comprises comfortable accommodation across a single level, perfect for buyers in search of affordable lateral living. Two double bedrooms are well suited to the needs of a family, guests or space for home working, with carpet flooring and neutral décor allowing a blank canvas for the new owner to lay down their mark. A spacious main living area is ideal for everyday relaxation, with French doors leading out to a decked terrace within the rear garden. The fitted kitchen enjoys a range of storage cabinets for daily essentials, whilst the bathroom comprises a 3 piece white suite with overhead electric shower. Gas central heating and double glazing offer further practical comfort, with a new combi boiler added in 2024 and new windows added the year prior. The front garden area has been adapted to provide a driveway for off-street parking, whilst in the rear south facing garden there is a decked terrace for enjoying the sunny weather and an area laid to lawn.

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 16'2" x 6'4" (4.93m x 1.94m)

Livingroom 13'11" x 10'6" (4.26m x 3.22m)

Kitchen 11'11" x 10'6" (3.65m x 3.21m)

Bathroom 6'9" x 5'3" (2.06m x 1.61m)

Bedroom 1 12'5" x 8'9" (3.80m x 2.69m)

Bedroom 2 12'5" x 10'5" (3.80m x 3.18m)

Key Info

Home Report Valuation: £100,000
Total Floor Area: 67m2 (725 ft2)
What3words: ///airbrush.noodle.poem
Parking: Driveway
Heating System: Gas
Council Tax: A - £1519.94 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.

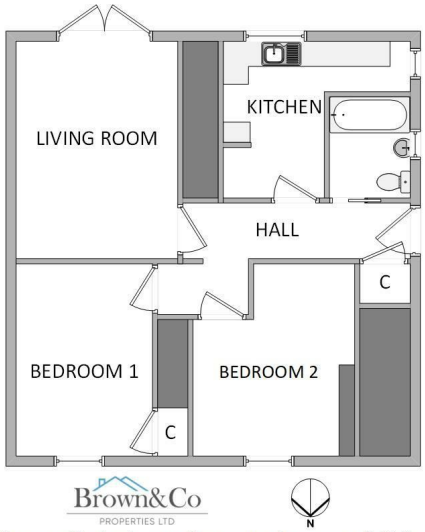
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or check out our "Book Valuation" request on our website. A PDF copy of the home report can also be downloaded directly from our website. A video tour can be found on within the advert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

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Area Map



Floor Plans



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Energy Efficiency Graph

