



22 Sheephousehill

Fauldhouse, EH47 9DZ

Offers over £64,000



Centrally located within the village of Fauldhouse, this 1 bedroom ground floor flat offers compact accommodation well suited to a buyer working to a budget or to those in search of a potential rental investment. Set on Sheephousehill within a building dating to 1845, the property is an ideal base for use of the local amenities that all can be easily accessed on foot from the doorstep. Similarly a commuter will enjoy the train station at the west of the village, where an hourly service offers transport to Edinburgh and Glasgow. Both the M8 and A71 are further commuting links found in short driving distance from the property.



Description

Offered to the market with the convenience of no onward chain, the property is ready to move into with only a touch of cosmetic upgrading required to lay down the new owners personal taste. A good sized living room is the central hub of the home, with fitted kitchen to the rear, a modern 3 piece bathroom to the left and a double bedroom with fitted wardrobes to the front. Gas central heating and double glazing offer practical comfort throughout with the combi boiler found within a cupboard in the living room. A range of shared parking can be found opposite the front of the property.

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 16'6" x 12'4" (5.05m x 3.76m)

Kitchen 14'0" x 4'2" (4.27m x 1.28m)

Bedroom 8'9" x 8'9" (2.69m x 2.68m)

Bathroom 10'5" x 5'2" (3.20m x 1.60m)

Key Info

Home Report Valuation: £65,000

Total Floor Area: 46m² (500 ft²)

Parking: On-street

Heating System: Gas

Council Tax: A - £1410.56 per year

EPC: C

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.

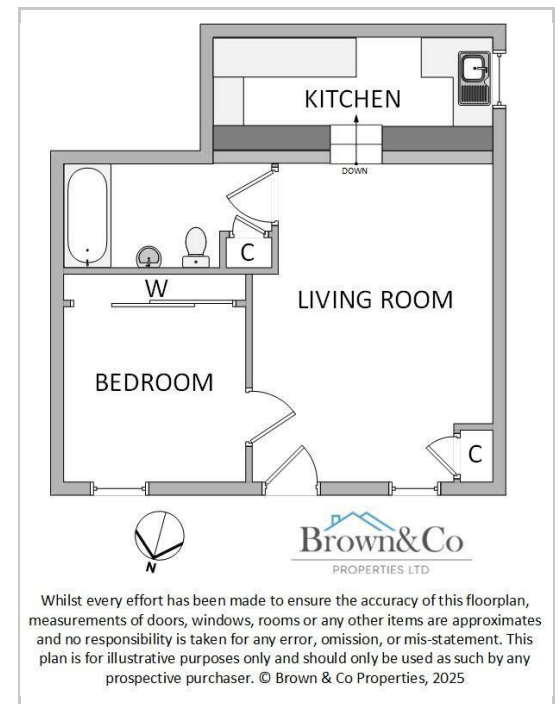
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Area Map



Floor Plans



Energy Efficiency Graph

