



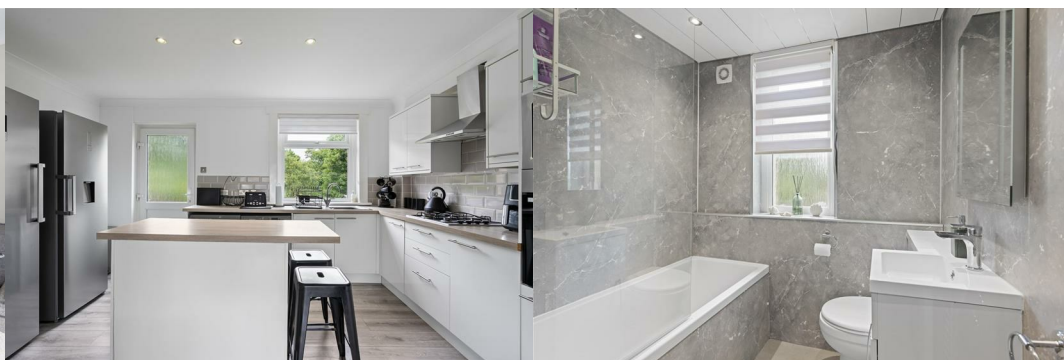
15 Eldrick Avenue

Fauldhouse, EH47 9BB

Offers over £145,000



An excellent option for buyers in search of their first time home is available with this tastefully presented, 2 bedroom end-terraced property in Fauldhouse. Located on Eldrick Avenue, just a short walk from the centre of the village, the property is an ideal base for couples or young families due to the close proximity to schooling and transport links. Nearby Falla Hill primary is easily accessible from the doorstep, whilst Fauldhouse Train Station is around 10 minutes on foot to the west. Fauldhouse is within easy reach of Junction 4a at Heartlands in neighbouring Whitburn, whilst the A71 offers a further commuter link for buyers traveling throughout the central belt. Local shops and amenities in the village cater for daily requirements.



Description

The property itself is well presented throughout and ready for the new owner to move in and settle with ease. Originally a 3 bedroom home, the layout has been adapted to provide walk-in wardrobe facilities to bedrooms 1 and 2, allowing excellent storage, home working areas or a nursery for those with an infant that can be easily adapted to the original state if preferred. The ground floor boasts a bright and airy living room and a contemporary fitted kitchen, boasting a range of sleek storage cabinets, breakfast bar and space for all the essential appliances. Also to the ground floor is a stylish 3 piece bathroom, complete with low maintenance wet wall panels, modern sanitary-ware and a rainfall mixer shower above the bathtub. A floored attic area offers further everyday storage space with handy drop-down ladder. Double glazing and gas central heating throughout offer further practical comfort, with the combi boiler renewed within the past 3 years. Externally, the property enjoys an excellent plot, with monobloc driveway to the front allowing parking for a handful of cars. The spacious rear garden is fully enclosed and laid to lawn, offering a fantastic place for kids to play or for the adults to soak up the sunny weather.

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 13'7" x 13'6" (4.15m x 4.12m)

Kitchen 14'4" x 9'5" (4.37m x 2.88m)

Bedroom 1 14'5" x 10'2" (4.40m x 3.10m)

Bedroom 2 11'11" x 9'8" (3.64m x 2.95m)

Bathroom 6'1" x 5'4" (1.86m x 1.64m)

Extras

All blinds, light fittings, floor coverings and integrated appliances included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £150,000

Total Floor Area: 89m2 (960 ft2)

What3words: ///fluid.lecturers.conqueror

Parking: Driveway

Heating System: Gas

Council Tax: B - £1773.26 per year

EPC: D

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.

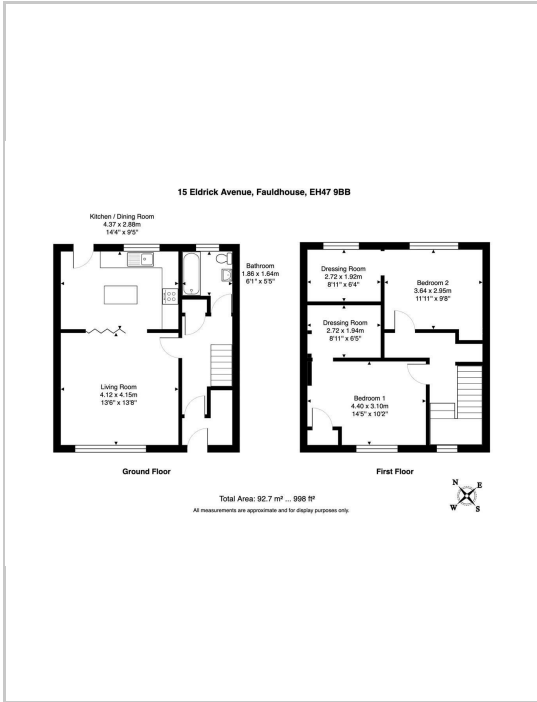
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Area Map



Floor Plans



Energy Efficiency Graph

