12 Croftfoot Drive

Fauldhouse, EH47 9EQ

Offers over £159,000

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Featuring a recent internal renovation that represents a home in true walk-in condition, this extended semi-detached bungalow in Fauldhouse offers generous and flexible accommodation spread over one level and offers an ideal choice for a variety of ages and requirements. Croftfoot Drive is an established residential location at the east of the village but is within easy reach of the local amenities and schooling options. A train station within the village provides a regular service to Edinburgh and Glasgow, whilst easy access nearby to the M8 and A71 provide additional commuter links. Excellent walking routes can be found nearby, whilst the popular Greenburn Golf Club is within easy reach.

Description

Fully upgraded throughout including a new combi boiler, full re-wire of the electrics, new bathrooms and a new kitchen, the property is a stunning home that offers versatility for a large family or those looking to combine and live under one roof. A fresh, neutral palette with fully plastered walls and ceilings is a blank canvas ready for the new owner to move right in. A large wraparound extension to the original build has offered an additional bedroom, bathroom and living room which complimenting the existing 2 bedrooms and living area offers a choice for a variety of layouts according to individual needs. Two attic areas offer excellent storage space with further potential to extend if desired subject to necessary planning consents. The private west facing rear garden includes a decked terrace and slabbed patio for enjoying the best of the afternoon and evening sunshine, whilst off-street parking is available to the front.

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. 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. Other everyday amenities are available nearby including a library and health centre. A more comprehensive range of everyday facilities can be found in nearby Whitburn, with further recreational facilities in the larger town of Livingston.

Entrance Hall 10'0" x 9'0" (3.07m x 2.75m)

Living Room 15'8" x 13'3" (4.79m x 4.05m)

Kitchen 12'11" x 10'4" (3.96m x 3.15m)

Dining Room 11'9" x 9'6" (3.60m x 2.92m)

Bedroom 1 13'3" x 10'9" (4.04m x 3.29m)

En-suite 6'5" x 6'5" (1.98m x 1.97m)

Bedroom 2 14'9" x 12'2" (4.52m x 3.71m)

Bedroom 3 13'9" x 10'9" (4.21m x 3.29m)

Shower Room 6'2" x 5'10" (1.90m x 1.79m)

Key Info

Home Report Valuation: £160,000
Total Floor Area: 102m2 (1100 ft2)
Construction Type: Non-Traditional Single Skin Timber
Parking: Driveway
Heating System: Gas
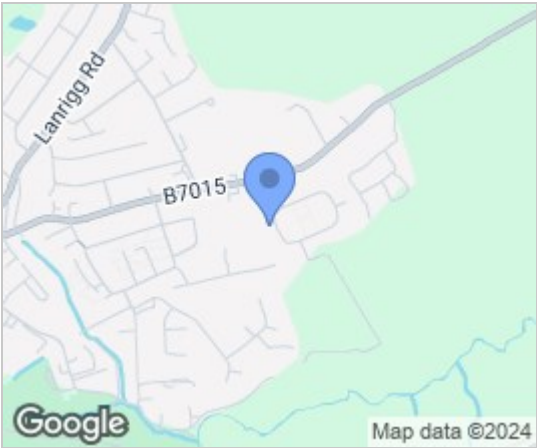Council Tax: B - £1506.83 per year
EPC: D

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Area Map

Floor Plans

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