



**BRITISH
PROPERTY
AWARDS**

2017



GOLD WINNER

**ESTATE AGENT IN
BATHGATE**

**88 Lanrigg Road,
Fauldhouse, EH47
9JQ**



With great neighbours, generous room sizes, bright fresh décor, rear garden and a fabulous driveway to safely tuck your car away this two bedroom upper quarter villa will no doubt tick all the boxes as the ideal starter home, perfect for the first time buyer or young families hoping to get on the property ladder with an affordable home.

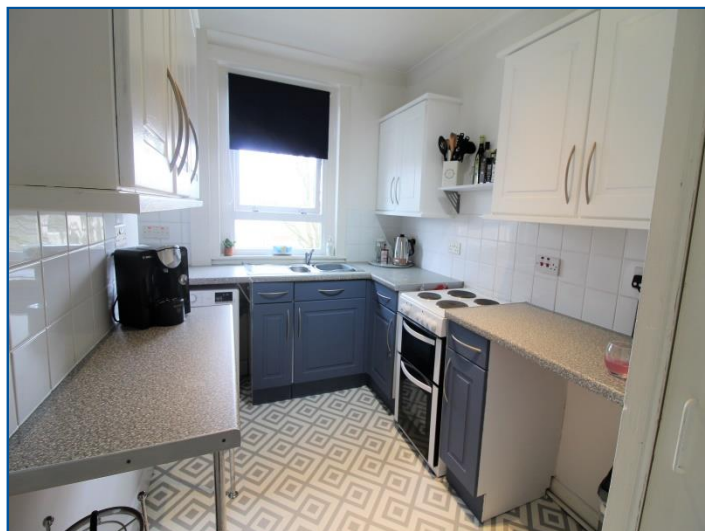
The property comprises of entrance vestibule, staircase to upper hall, reception hall, spacious lounge, L shaped kitchen, two good sized double bedrooms and a contemporary bathroom. The property benefits from Gas Central heating and Double Gazing.

Externally there is a driveway to the side of the property. Rear garden is laid to lawn. The village of Fauldhouse is located some three miles from the town of Whitburn and has easy access to the A71 and the M8 motorway network for travel throughout the central belt and beyond. The Central rail line is ideal for the commuter to both Edinburgh and Glasgow. There are local shops in the village and a Primary School, whilst in Whitburn there is a good choice of Banking, a Swimming Pool/Sports Centre and a Secondary School. Local Bus links up the surrounding towns and villages. Further recreational and shopping facilities are available in the nearby town of Livingston, where There is a multi-screen cinema, many high street stores and restaurants

VIEWING IS HIGHLY RECOMMENDED

**Offers Around
£72,000**

**Ref No.
NWN88**



Vestibule

Vestibule area, carpeted staircase to upper hallway.

Upper hall

This welcoming inner hallway is a pleasant introduction to the property with neutral décor and laminate flooring. Radiator, window to side, loft access hatch.

Lounge

14'6 x 11'4 (4.42m x 3.46m)

The bright spacious reception room is perfectly proportioned for an array of lounge furniture. Window overlooking the front of the property. Radiator, coving, power points & Telephone point. Flooring is laminate.

L shaped Kitchen

12'11 x 10'6 (at widest point) x (3.93m x 3.21m)

This kitchen is fitted with a good range of wall, base units complimented by the contrasting worktop and tiled splash back, stainless steel sink and drainer, cupboard, breakfast bar, window to front and side, radiator and vinyl flooring.

Master Bedroom

12'10 x 11'0 (3.92m x 3.36m)

A good sized double bedroom with window to rear, radiator, coving, cupboard and fitted carpet.

Bedroom Two

12'10 x 9'4 (3.91 x 2.84m)

This spacious second bedroom is light and airy with window to rear, cupboard, coving radiator and laminate flooring.

Family Bathroom

Fitted with a sleek white suite comprising of bath, with over shower, wash hand basin and WC complimented by contrasting easy care wall boards. Highly polished floor tiles, window to side and radiator.

Viewing is strictly by appointment through either Newman Properties on 01506 635800, or Ann Newman the Estate Agent, on 07787 577 607.

OFFERS

All offers should be submitted to:
Newman Properties
32 -34 King Street
Bathgate
EH48 1AX

Telephone 01506 635800, Fax 01506 657465

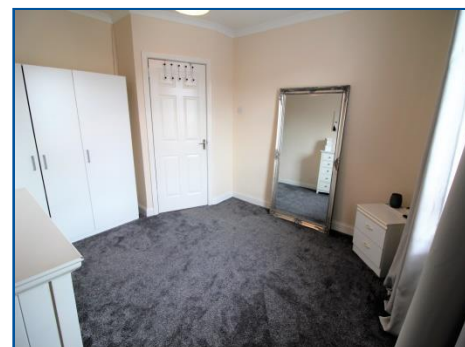
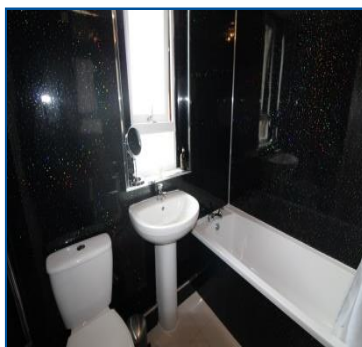
INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

VIEWING IS HIGHLY RECOMMENDED

THINKING OF SELLING?

To arrange your
FREE MARKET VALUATION,
simply call
Newman Properties
on 01506 635800.



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Newman Properties on 01506 635800

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