



26 Bridge Street Fauldhouse, EH47 9AY



With a sunny south facing rear garden this bright spacious two bedroom cottage enjoys the character and excellent room sizes a period property boasts.

Built in the early 1900's the property comprises of entrance vestibule, inner hall, spacious lounge, fitted kitchen, two good sized bedrooms and newly fitted shower room with a sunny south facing garden completing the picture.

The property benefits from Gas Central heating, Combi boiler and Double Gazing. Extras Include All Blinds, Light Fittings, And Floorcoverings.

Externally the South facing rear garden is laid to lawn, with chipped areas and two garden huts.

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
£99,995

Ref No.
BSF26



Vestibule

Enter via white UPVC door into the handy vestibule area, karndean flooring, and door to inner hall.

Inner hall

This welcoming inner hallway is a pleasant introduction to the property with neutral décor and wood flooring. Radiator, understair storage cupboard, access to downstairs bedroom, lounge, kitchen, family bathroom and carpeted stair to upper landing.

Lounge (4.11 x 3.96m)

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 & TV point. Flooring is carpet.

Kitchen (3.96m x 3.70m)

This kitchen is fitted with a good range of wall, base units complimented by the contrasting worktop and tiled splashback, gas hob, electric oven and extractor fan, door to rear, window to rear, coving and laminate flooring. Washing machine, tumble dryer and fridge/freezer to be left as gesture of goodwill by owner.



Bedroom Two (3.34m x 3.48m)

Situated on the ground floor this is a good sized double bedroom with window to rear, radiator, coving and fitted carpet.

Family Bathroom (2.05m x 2.00m)

Newly fitted with a crisp white suite comprising of corner unit with water fall shower, wash hand basin, fitted unit and WC complimented by tiled walls and karndean flooring. Chrome towel rail and window to rear.

Upper hall

The upper hall provides access to the master bedrooms. Velux window, loft access hatch, cupboard and carpet.

Master Bedroom (4.03m x 4.58m)

This spacious master bedroom is light and airy with window to front, wall to wall fitted wardrobes providing excellent storage space. Radiator and carpet.

Other

Externally the sunny south facing rear garden has a lush green lawn, with a chipped patio and two garden sheds.

VIEWING IS HIGHLY RECOMMENDED

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

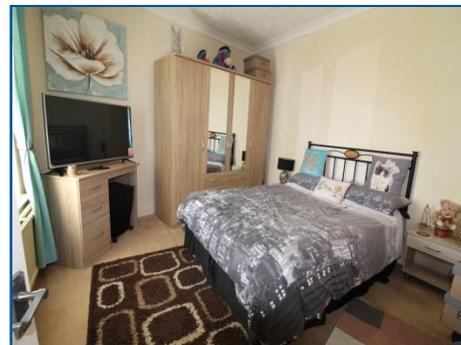
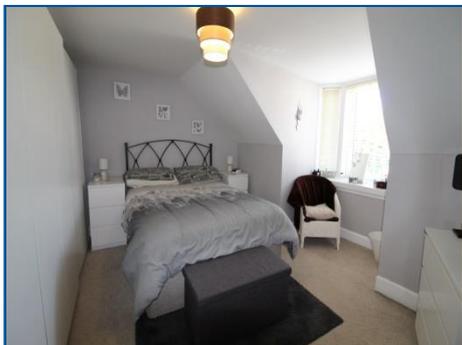
OFFERS

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.

THINKING OF SELLING?
To arrange your
FREE MARKET VALUATION,
simply call
Newman Properties
on 01506 635800.



The Properties Misdescriptions Act 1991. While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as the central heating installation or mechanical or electrical equipment (where included in the sale) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale. Please note that all measurements are approximate and should not be taken as exact sizes.

Newman Properties on 01506 635800

• Newman Properties • 32-34 King Street, Bathgate, EH48 1AX • T: 01506 635800 • F: 01506 657465
• E: info@newman-properties.co.uk • W: www.newman-properties.co.uk