



Kirkhill Court, Fauldhouse, West Lothian, EH47 9HQ



****CHARMING TERRACED VILLA****

Janice Bennie and RE/MAX Property are delighted to bring to the market this sizable and versatile family property, which has been decorated in neutral tones throughout, and is conveniently situated in Kirkhill Court, Fauldhouse, West Lothian - just a short distance from the centre of the village & golf course. Promising an undisturbed village setting, within easy reach of picturesque green spaces, local convenience stores and major road and rail links, this mid-terraced villa is decorated in cool, neutral tones and boasts A vestibule, Entrance Hallway, Lounge, Kitchen/Dining Room, Two bedrooms, a contemporary Family Bathroom and spacious living areas – designed around busy family life and entertaining.

Fauldhouse has undergone a large amount of new development over the past several years, adding to the already well-established flourishing town with a range of shops, post office, financial services, doctor's surgery, dentist, community centre, leisure centre, golf course, swimming pool, bars and restaurants. Fauldhouse also hosts its own train station delivering a frequent and reliable service to both Edinburgh and Glasgow which makes this an ideal area for commuting.

Council Tax Band: - B Tenure - Freehold Factor Fee - N/a

Vestibule - 5' 8" x 4' 7" (1.72m x 1.4m)

Welcoming vestibule, with entrance to the property through the white PVC door with feature glass panel complimented with a further window to the front which provides additional light to the already bright area. This area offers laminate flooring, central lighting and access to the entrance hallway.

Entrance Hallway - 6' 0" x 7' 5" (1.84m x 2.25m)

Enter via the wooden 15 pane door into this great sized, bright, hallway. There is access to the remainder of the accommodation on the ground floor with carpeted stairs leading to the upstairs floor. There is also a large cupboard for additional storage.





Lounge/Diner - 23' 2" x 8' 10" (7.07m x 2.68m)

This large room boasts classic yet contemporary décor. The spacious living area offers plenty of room for comfortable seating arrangements and offers an attractive expanse to relax in. The luxurious wood effect laminate flooring adds to the ambience of the room which is served with a centre light and continues on to the dining area. The dining area continues through from the lounge area and benefits from the natural light from both the large windows to the front and the rear of the property. There is ample room for a selection of furniture formations. Access to the kitchen is from this area.

Kitchen - 10' 10" x 7' 7" (3.29m x 2.3m)

Entering from the dining area, this superb space is flooded with light from the window overlooking the rear garden. The kitchen is well-appointed with a wide range of modern cabinetry complimented by attractive worktops with electric hob and oven and is accompanied by plentiful workspace, laminate flooring, neutral colour scheme and space for freestanding appliances. This room is served by a wall mounted radiator, several power points and a centre light.

Upstairs Hallway - 12' 2" x 6' 8" (3.72m x 2.02m)

Rising up from the wooden staircase to the carpeted galleried landing, you are met with a bright & airy space which gives access to the accommodation on this floor. Access to the loft area and storage cupboard is from here, and it is served with a centre light.

Bedroom 1 - 11' 9" x 9' 9" (3.59m x 2.98m)

This double bedroom is decorated in contemporary colours with a feature wall and has ample capacity for free standing furniture and various furniture formations. With a front facing large windows, the bright room basks in the copious natural light which floods in. The room has a centre light, numerous power points and a wall mounted radiator.

Bedroom 2 - 10' 6" x 9' 9" (3.2m x 2.98m)

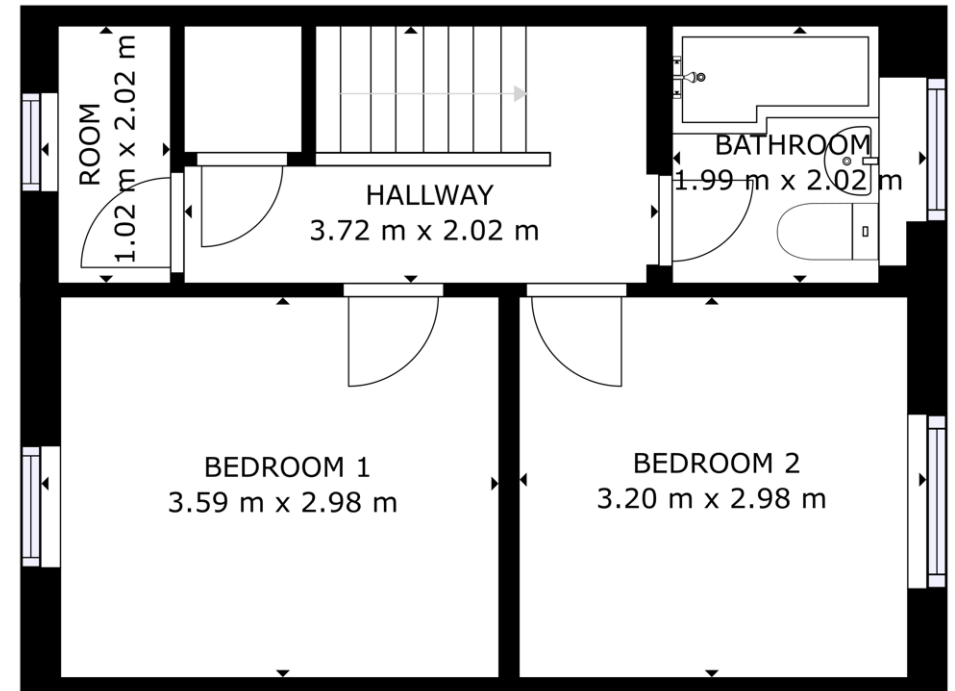
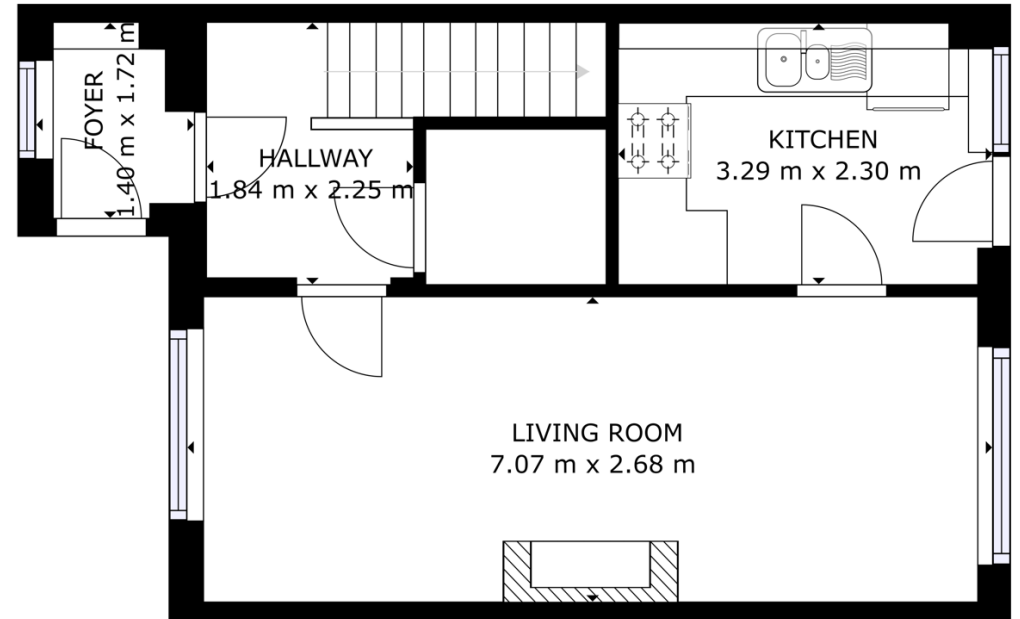
The second bedroom overlooks the rear garden and is a sizeable double room, with ample space for freestanding furniture. It has been decorated stylishly and is complimented with wood effect laminate flooring. There is a central light fitting, ample power points, and a wall mounted radiator.

Study - 6' 8" x 3' 4" (2.02m x 1.02m)

The study is accessed from the end of the upstairs hallway. It has a front facing window, carpeted flooring and a centre light.

Rear Garden -

Externally, the house is backed by a low maintenance garden, with privacy provided by the fenced boundary. There is also access through a gate to the path to the rear of the property.







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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland	EU Directive 2002/91/EC	



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