



RE/MAX PROPERTY



Quarry Road, Fauldhouse, Bathgate,
West Lothian, EH47 9HB



****CHARMING END-TERRACE 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 Quarry Road, 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 two bedrooms, study 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.

- **Spacious End Terraced Villa**
 - **Neutrally Decorated**
 - **Sought-After Locale**
 - **2 Double Bedrooms**
 - **Family Bathroom**
 - **Large Kitchen/Diner**

Entrance Hallway

Enter via a UPVC door with a featured opaque glass panel into this great sized hallway with a fantastic sized under stairs storage cupboard. There is a sumptuous, carpeted flooring, cool cream tones, and also access to the remainder of the accommodation on the ground floor with carpeted stairs leading to the upstairs floor.

Lounge

14' 8" x 10' 3" (4.467m x 3.136m)

Leading off the hallway is a bright, classically styled living room, which is enhanced by a chic electric fireplace, which perfectly complements the room's décor. The living area offers plenty of room for comfortable seating arrangements and offers an attractive space to relax in. There is a large window facing the front aspect allowing an abundance of natural light to bathe the room.



Kitchen/Diner

15' 1" x 7' 8" (4.601m x 2.349m)

Situated at the rear of the property, the contemporary kitchen is equipped with a wide range of traditional shaker style base and wall mounted cabinetry. Which is supplemented by plentiful workspace, contrasting worktop & splashback. There is also space for free standing appliances, and dining furniture. It also benefits from 2 handy storage cupboards and access onto the well-kept rear garden.



Upper Landing

Rising up the carpeted stairway, the upper landing has been decorated in cool, contemporary tones. There is access to the accommodation on this level, and the attic space.

Bedroom 1

11' 9" x 10' 5" (3.572m x 3.164m)

The master bedroom is of generous proportions and has been finished in a neutral palette. It offers tv & PowerPoints, central lighting, carpeted flooring, a large window facing onto the front aspect of the property.



Bedroom 2

10' 11" x 10' 5" (3.333m x 3.167m)

The second bedroom is a sizeable double, again decorated in neutral tones. There is a central light fitting, power points, large built in wardrobes with sliding doors, ample room for an abundance of furniture formations, and a large window overlooking the rear garden.



Family Bathroom

6' 5" x 5' 4" (1.946m x 1.617m)

Fitted family bathroom has wood effect laminate flooring, wall mounted radiator, W.C, wash hand basin, bath with overhead electric shower, the walls are part tiled and the window formation is to the rear of the property.

Study

8' 1" x 6' 4" (2.47m x 1.937m)

Spacious room situated at the front of the property, could be used as a home office, or dressing room if required. There is a central light fitting and several power points.

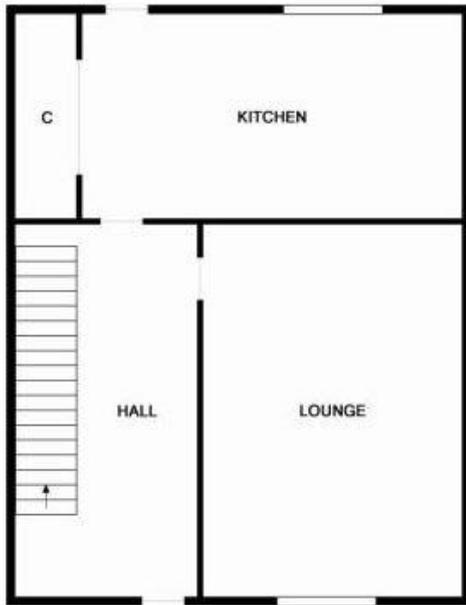
Front Garden

The front area of the garden is laid to lawn and is set around a tarmac square and has been designed with easy maintenance in mind. It has a paved access path to the front door, and is bordered potted plants.

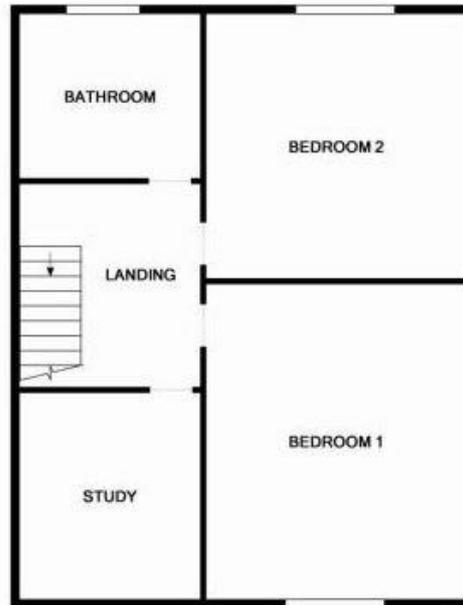
Rear Garden

The sunny fully enclosed rear garden comes complete with a fully paved area for ease of maintenance. Making this the perfect space for relaxing in the summer sun.

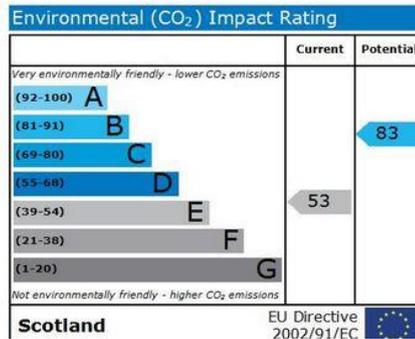
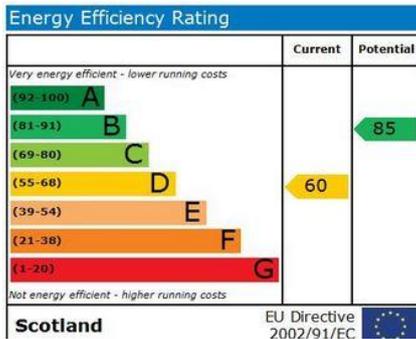




GROUND FLOOR



1ST FLOOR



These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked.

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