



## 29 Badallan Place, Fauldhouse

Offers Over £148,000



# 29 Badallan Place

Fauldhouse, Bathgate

Tenure: Freehold

- Sun Room
- Detached Garage
- Monobloc Parking
- Walk-in condition
- Floored Attic with Velux window, power and light.
- Fitted kitchen with appliances
- Three double bedrooms.
- Gas Central Heating with combi boiler
- UPVC double glazed windows and doors
- Close to train station
- New Roof





**Vestbule**

Access through new UPVC door with three opaque double glazed insets. Fitted carpet and laminate through to hall and lounge. Shelved cupboard currently housing tumble drier concealed behind double doors. Opaque glazed door to hall.

**Hall**

Welcoming hallway double doors to lounge and doors to fitted kitchen shower room and understair cupboard housing combi gas central heating boiler. New carpeted staircase to upper landing. Radiator.

**Lounge**

14' 8" x 13' 2" (4.47m x 4.01m)

Stylish lounge with front facing windows and vertical blinds. Recess with spotlights. Radiator.

**Fitted Kitchen**

13' 10" x 9' 4" (4.22m x 2.84m)

Spacious kitchen with base and wall mounted units, new ceramic hob and fan assisted oven, circular stainless steel sink and drainer with mixer tap, complementary worktops with tiling above. The washing machine and American style fridge/freezer are included in the sale but are not warranted. Quality vinyl floorcovering, radiator. Sliding doors to sun room.

**Sun Room**

13' 7" x 9' 9" (4.14m x 2.97m)

Superb versatile room currently used as a dining room. Six UPVC double glazed windows and French doors with new roller blinds. Laminate flooring radiator, downlighters.

**Shower Room**

6' 5" x 6' 2" (1.96m x 1.88m)

Recently fitted with wall clad shower cubicle incorporating mains shower including rain head, wash hand basin with drawers under and high level traditional WC. Wall cladding behind fittings. Opaque glazed window with roller blind. Porcelain tiled floor, traditional radiator.

**Upper Landing**

Side facing window. Doors to bedrooms and access to floored loft via Ramsay ladder.



## GARDEN

Large rear garden laid to grass with a large suntrap slabbed patio area. The front garden is part chipped and part monobloc for parking.

## GARAGE

Single Garage

There is a garage to the rear which is currently used as a gym. If required, the single gate could be changed to a double gate for access.

## ON DRIVE

1 Parking Space

Monobloc driveway.







## KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn - EH52 5AG

01506 852000

[info@knightbain.co.uk](mailto:info@knightbain.co.uk)

[www.knightbain.co.uk/](http://www.knightbain.co.uk/)

