



# 41 Church Place

Fauldhouse, Bathgate, EH47 9HT



This mid-terrace house is a charming three-bedroom residence, which offers spacious accommodation, private parking, and a generous, fully-enclosed rear garden. It also benefits from a convenient location in Fauldhouse village, and is positioned within easy reach of the surrounding countryside. Although the property would benefit from cosmetic modernisation, the home is an excellent proposition for anyone seeking a village lifestyle within commuting distance of both Edinburgh and Glasgow.

Extras: all fitted floor and window coverings, light fittings, integrated oven, gas hob, and fridge/freezer, and an undercounter washing machine to be included in the sale.

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## Property Features

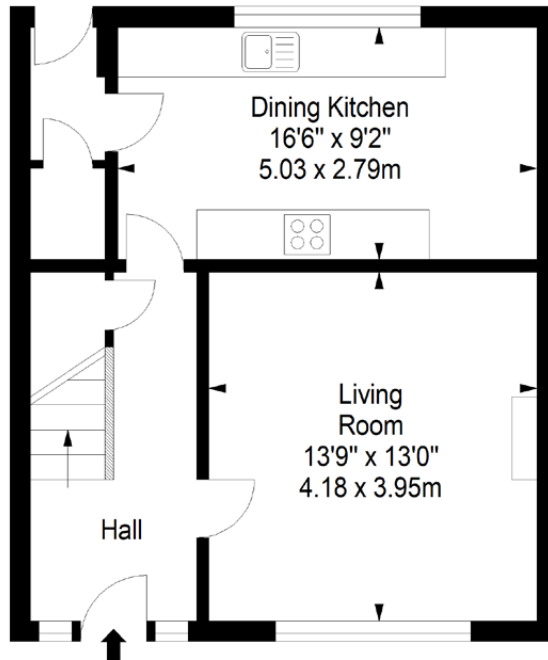
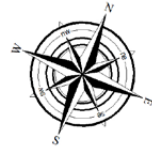
- A spacious mid-terrace house
- Situated in the village of Fauldhouse
- Near schools, amenities and transport links
- Naturally-lit entrance hall with storage
- Living room with a focal-point fireplace
- Well-appointed, galley-style dining kitchen
- Rear porch with storage and garden access
- Three bright and airy double bedrooms
- Modern three-piece wet room
- Private gardens to the front and rear
- Private driveway for off-street parking
- Gas central heating and double glazing
- EPC Rating - C



# Floorplan

## Ground Floor

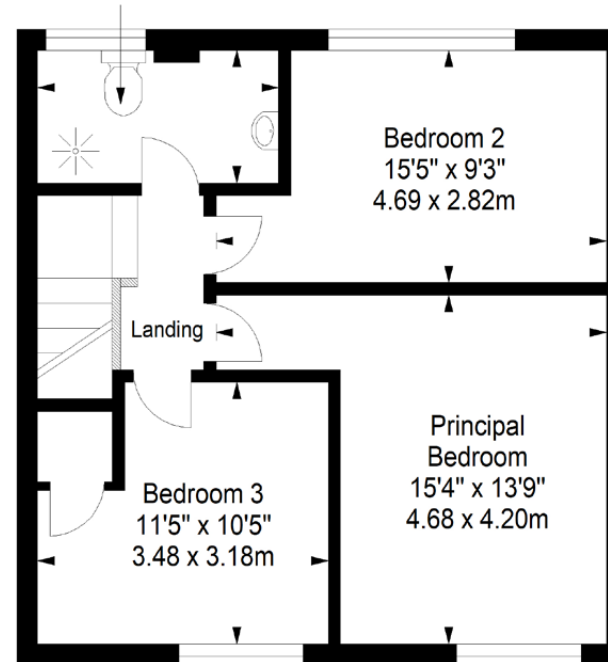
Approx. 43.6 sq. metres (469.3 sq. feet)



## First Floor

Approx. 49.0 sq. metres (527.5 sq. feet)

Wet Room  
9'5" x 5'4"  
2.87 x 1.63m



Total area: approx. 92.6 sq. metres (996.8 sq. feet)

## All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106