



2 Eldrick Lane, Fauldhouse

Offers Over £215,000





## 2 Eldrick Lane

Fauldhouse, Bathgate

This charming three-bedroom home offers a well-designed layout with a spacious and welcoming hallway providing access to all main living areas. The large lounge is perfect for relaxing and entertaining, while the generously sized kitchen offers ample space for dining and meal preparation.

The property includes three comfortable bedrooms, each providing a cosy retreat. The recently renovated shower room, completed in 2022, features modern fixtures and a contemporary design, adding a touch of luxury to the home.

Significant updates to the property include new windows installed in 2023 and new front and back doors fitted in 2019, ensuring enhanced energy efficiency and security. The loft space is partly floored, providing valuable additional storage options. Externally, the property is equipped with convenient power points, adding to its practicality.



Additionally, the home benefits from a driveway that can accommodate multiple cars and a garage, offering further convenience and storage solutions. The south-facing garden is perfect for enjoying sunny days and provides a lovely outdoor space for relaxation and recreation.

Overall, this home offers a comfortable living space with modern updates, making it an ideal choice for those seeking a blend of style and functionality.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

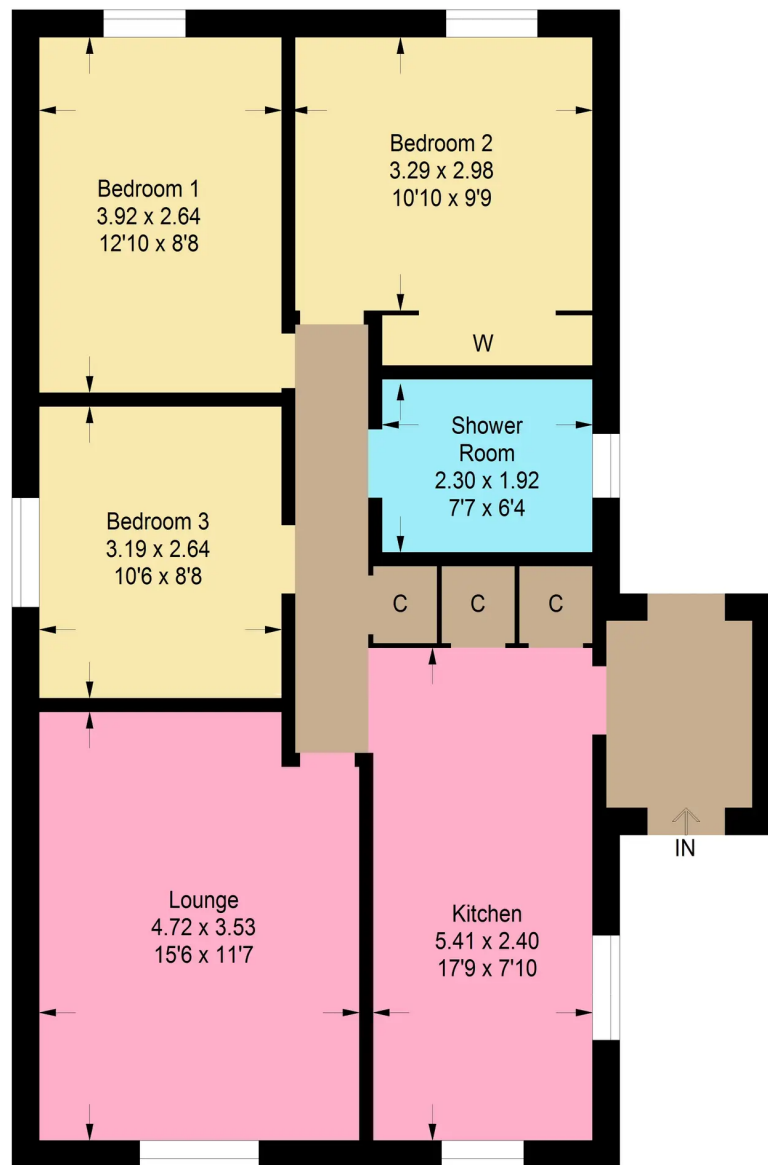








Approximate Gross Internal Area  
76.8 sq m / 827 sq ft



**Ground Floor**

Illustration For Identification Purposes Only.  
Not To Scale (ID:1097830 / Ref:88471)





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