





****Amazing 2 Bedroom Detached Bungalow!!****

Niall McCabe & RE/MAX Property are proud to present to the market this sizeable 2-bedroom, 2 reception detached bungalow located in the popular and seldom available locale of Eastwood Park, Fauldhouse. This home offers truly spacious room-sizes, and a neutral finish throughout, it is also placed in the heart of an amazing sized plot with wrap around gardens. The ideal family home!

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 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 making this an ideal area for commuting.

Freehold

Council tax band D

No Factor Fee

Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

Council Tax band: D

Tenure: Freehold

Entrance Hallway

5' 9" x 4' 4" (1.75m x 1.32m)

Welcoming entrance hallway finished in modern tones with laminate flooring a side facing window and fresh wall coverings. From here you access the main reception space.

Lounge/Kitchen/Dining

35' 6" x 18' 2" (10.82m x 5.54m)

Spanning the entire width of the property, the lounge/kitchen/dining space is an absolute joy – a wonderful space to eat, relax & entertain!

The kitchen area is well equipped with a vast range of base & wall mounted high gloss units, complimentary worktops and a selection of both integrated and freestanding appliances. The lounge area is located adjacent and offers ample floorspace for various furniture formations and a front facing window – the space has been finished in a modern palette with striking laminate. There is also space for various pieces of dining furniture.

Conservatory

9' 9" x 7' 9" (2.96m x 2.35m)

Enjoying views over the impressively sized rear garden, the conservatory is the ideal spot to lap up the evening sunshine. From here you access the decked terrace.

Bedroom 1

14' 2" x 11' 7" (4.33m x 3.54m)

The master bedroom is of generous proportions and looks over the rear aspect, a good-sized room with fitted storage, central lighting & power points. There is also the added bonus of an en-suite wet room.



En-Suite

7' 8" x 5' 9" (2.34m x 1.75m)

The large wet-room offers a showering area, wash hand basin & W.C – there is also lovely textured tiling and a glazed window.

Bedroom 2

14' 2" x 9' 10" (4.33m x 2.99m)

A further double bedroom positioned at the front of the home, there is laminate flooring, fresh décor and fitted storage.

Office/Bedroom 3

9' 9" x 8' 8" (2.97m x 2.63m)

Located just off the lounge area – this room could be used flexibly depending on the purchaser – such as; a home office/dining room or 3rd bedroom.

Family Bathroom

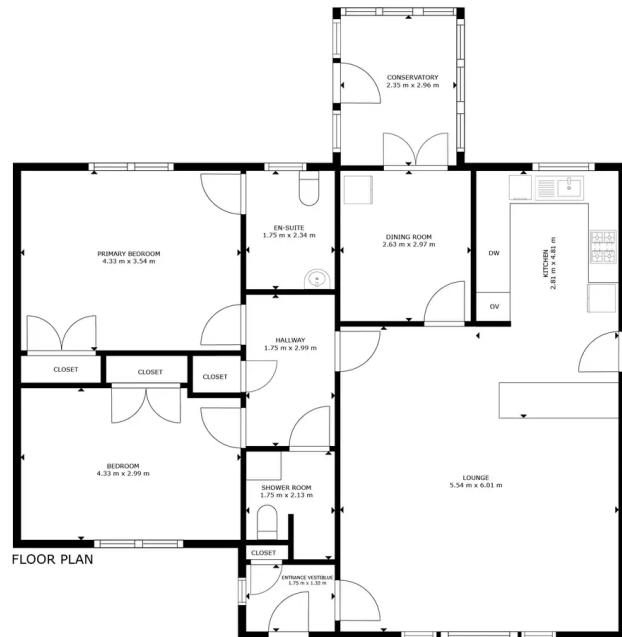
7' 0" x 5' 9" (2.13m x 1.75m)

Completing the internal accommodation is a 3-piece bathroom. There is a large shower enclosure, wash hand basin & W.C.

Exterior

Externally, the property is situated on a splendid wrap around plot, to the front there is attractive low maintenance hard landscape area along with a multi-car driveway. The rear garden is an incredible size and enjoys a large lawn, along with a spacious decked terrace – ideal for those long summer evenings!





GROSS INTERNAL AREA
 FLOOR PLAN: 106 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.





RE/MAX Property

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