



**77 Sheephouseshill**  
Fauldhouse, Bathgate, EH47 9EG

**SNEDDON  
MORRISON**  
SOLICITORS & ESTATE AGENTS



## Property Summary

This traditional stone-built bungalow is a bright and spacious semi-detached home that boasts two reception areas and two large double bedrooms. The property further benefits from a quality kitchen with integrated appliances, as well as a three-piece bathroom. It has an airy south-facing aspect too, and comes with a generous amount of garden space for relaxing and dining in the sun. Situated in the village of Fauldhouse, the home offers easy access to West Lothian's picturesque countryside, whilst also providing an excellent base for commuting to both Edinburgh and Glasgow – perfect for downsizers, commuters, small families, and first-time buyers alike.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (ceramic hob, concealed extractor, oven, fridge/freezer, and washing machine) to be included in the sale.

## Property Features

- A spacious semi-detached bungalow
- In the charming village of Fauldhouse
- Welcoming vestibule and central hall
- Living room with dual-aspect windows
- Versatile dining/sitting room with fireplace
- Well-appointed kitchen and utility room
- Boot room with rear garden access
- Two double bedrooms (one with wardrobes)
- Bright bathroom with a three-piece suite
- Well-maintained front and rear gardens
- On-street parking
- Gas central heating and double glazing
- EPC Rating - D





**Living room with dual-aspect windows, a versatile dining/sitting room with fireplace a well-appointed kitchen**





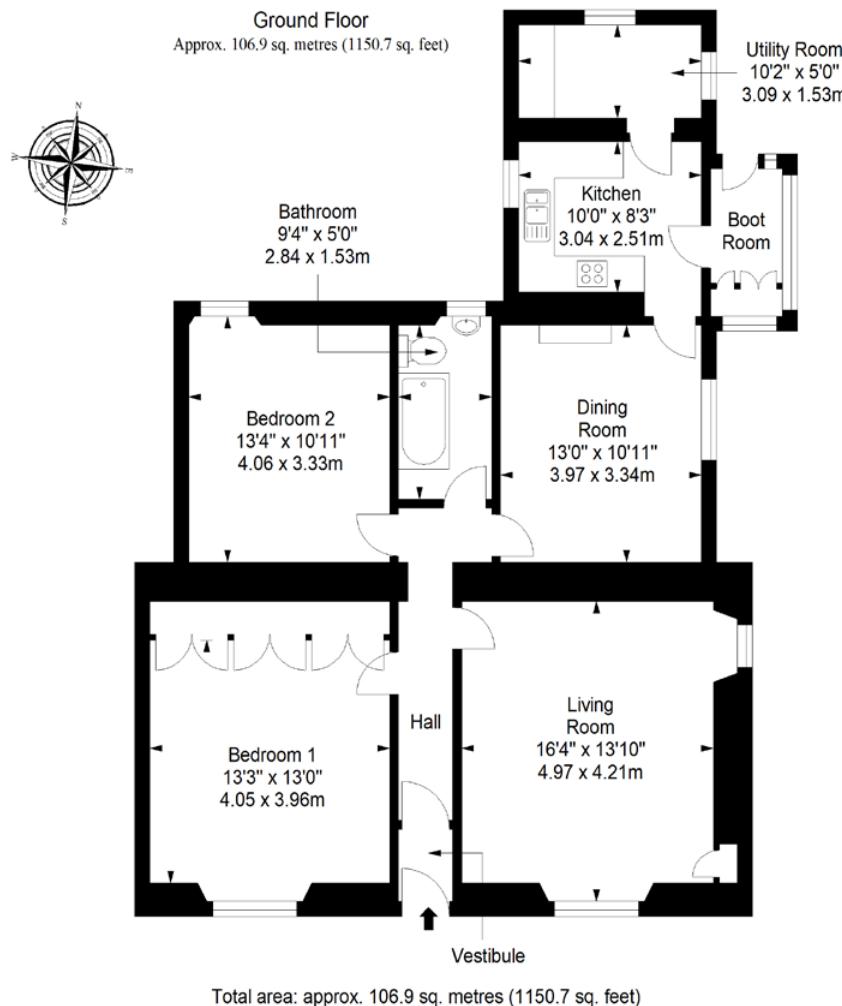


**Two double bedrooms  
(one with wardrobes) and a  
bright bathroom with a  
three-piece suite**





# Floorplan



All Enquiries to our Property Department:

01506 815832 | [afton.henderson@sneddons-ssc.co.uk](mailto:afton.henderson@sneddons-ssc.co.uk) | [www.sneddonmorrison.co.uk](http://www.sneddonmorrison.co.uk)  
14 East Main Street, Whitburn, West Lothian EH47 0RB

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