



95 Park View, Fauldhouse

Offers Over £155,000

## 95 Park View, Fauldhouse

Welcome to this well presented three bedroom semi detached home, ideally located in the popular village of Fauldhouse. Offering three double bedrooms, a generous front garden, a double driveway and a low maintenance rear garden, this property is in true move in condition. On entering the home, you are welcomed into a bright and inviting hallway. To the right hand side is the spacious lounge, which comfortably accommodates two large sofas and a media wall, with additional storage neatly tucked beneath the staircase. A large front facing window allows natural light to flood the room, creating a warm and welcoming space for relaxing or entertaining.

To the rear of the property is the open plan kitchen and dining area. Finished with white cabinetry, sleek worktops and chrome accents, the kitchen features a four point induction hob with integrated oven, space for a washer dryer, dishwasher and ample room for a large fridge freezer. There is generous space for dining making this a practical and sociable area. Patio doors open directly onto the rear garden, providing an easy indoor outdoor flow.

Also located on the ground floor is a modern three piece shower room, finished with grey wet wall panelling, stylish tiling, chrome fittings and a chrome heated towel rail ideal for everyday convenience.

Upstairs, the spacious landing benefits from a large linen cupboard offering excellent storage. The principal bedroom comfortably accommodates a king size bed with bedside cabinets and features a large fitted wardrobe with sliding doors, along with a front facing window that brings in plenty of natural light.





Bedroom two is another generous double room, capable of hosting a king size bed and benefits from a large fitted wardrobe as well as an additional storage cupboard. Bedroom three is currently used as a home office but can comfortably accommodate a single bed and also benefits from its own fitted wardrobe, making it a versatile space.

The main family bathroom is half tiled and fitted with a three piece suite, including a bathtub and chrome heated towel rail, providing a clean and functional finish.

Externally, the property continues to impress. The rear garden is low maintenance and features a large hut that is ideal for summer barbecues, entertaining or use as a covered gazebo for outdoor dining. To the rear, there is a double driveway providing off street parking for three plus car, along with ample on street parking for guests. To the front, the property also benefits from a generous garden, adding to the overall sense of space.

Located in Fauldhouse, the home sits within a family friendly community with excellent local amenities. Fauldhouse Train Station is less than a five minute drive away, offering convenient links to Edinburgh and Glasgow. The local high street provides a range of shops and services, with Scotmid within walking distance, along with popular local takeaways such as The Golden Fry. Families are well served by nearby St John the Baptist RC Primary School and Fauldhouse Nursery, both within walking distance. The surrounding area also offers peaceful nature walks and scenic green spaces, perfect for outdoor enthusiasts.

This is a fantastic opportunity to secure a spacious, well maintained home in a welcoming village setting with excellent transport links and local amenities close at hand.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

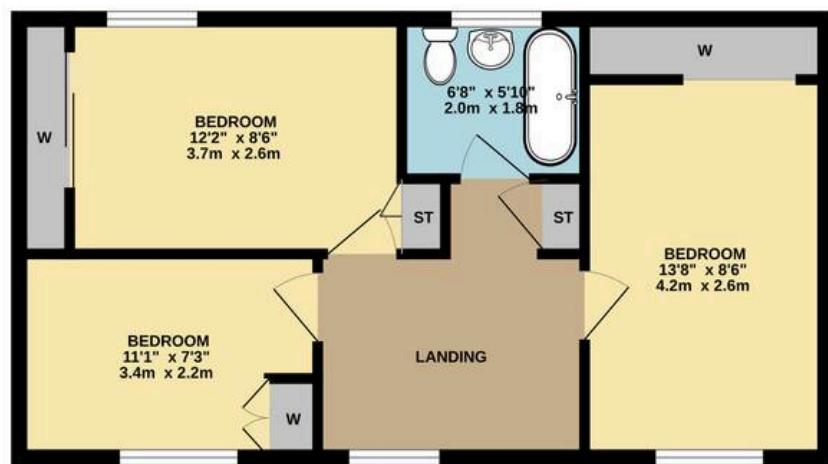




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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