







A beautifully presented **3-bedroom semi-detached bungalow** offering a versatile and comfortable living environment in the heart of Fauldhouse. This well-proportioned home combines modern comforts with practical living spaces, making it ideal for families, downsizers, or those seeking a property with excellent natural light and generous storage.

Upon entering, you are greeted by a **bright and welcoming reception room** featuring carpeted flooring, a PVC door with bespoke stained glass panels, a central ceiling light, and convenient **attic access**, creating a warm and inviting first impression.

The property benefits from a **generous L-shaped hallway**, carpeted throughout, with a radiator, ceiling light fixtures, and multiple power outlets, providing a practical and open flow between rooms.

The **dual-aspect living room** is a striking feature of the home, with windows to the front and side, a rustic bespoke accent wall incorporating a built-in cabinet and gas fireplace, carpeted flooring, radiator, and ample power outlets – perfect for relaxing or entertaining.

The **south-facing kitchen diner** overlooks the rear garden and includes both a patio and a single rear door, providing direct access to outdoor living. The kitchen offers **ample cabinetry and a large storage cupboard**, easily adaptable as a pantry, while vinyl flooring, ceiling light fixtures, and plentiful power outlets ensure both style and practicality.

The **master bedroom** is a generous retreat, featuring **two double walk-in wardrobes**, built-in storage units, carpeted flooring, a radiator, and garden views. The **second and third bedrooms** are double and versatile, with front-facing windows, mirrored wardrobe, carpeted flooring, radiators, and power outlets, providing flexible sleeping or work-from-home spaces.

The **spacious four-piece bathroom** comprises a walk-in shower, separate bathtub, vanity units, carpeted flooring, radiator, ceiling light fixture, and a window with privacy glass, offering both functionality and comfort.





Externally, the property boasts **large, low-maintenance gardens**, including a **south-facing rear garden** ideal for outdoor enjoyment. A driveway and garage provide convenient off-street parking.

Located in the desirable area of Fauldhouse, this property offers easy access to local amenities, schools, and transport links, making it a superb family home or long-term investment.

Freehold Property.

Council Tax Band C.

EPC B.

No Factor Fees.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Situated in the sought-after village of Fauldhouse, this property offers the perfect blend of village charm and convenient connectivity. Residents benefit from a range of local amenities, including shops, cafes, and restaurants. The area is ideal for outdoor enthusiasts, with pleasant nature walks and countryside trails on the doorstep. Families will appreciate access to well-regarded schools in the vicinity, providing excellent educational opportunities for all ages. For commuters, Fauldhouse enjoys excellent transport links, with nearby rail and road connections giving easy access to Glasgow, Livingston, and Edinburgh, making it an ideal base for work or leisure.



**Reception 4' 11" x 4' 11" (1.50m x 1.50m)**

A bright and welcoming reception room featuring a carpeted floor and a PVC entrance door enhanced with bespoke stained glass panels, allowing natural light to filter through while adding character. The space is complemented by a central light fixture and offers convenient access to the attic, making it both practical and inviting.

**Hallway 1.47m x 3.40m; 4.52m x 1.11m** A spacious L-shaped hallway providing a generous sense of flow throughout the property. Finished with carpeted flooring, the space is equipped with a radiator for comfort, multiple power outlets for practicality, and ceiling-mounted light fixtures ensuring excellent illumination. The layout offers versatility and a welcoming transition between rooms.

**Living Room 15' 11" x 15' 9" (4.84m x 4.79m)**

A large and well-proportioned living room benefitting from dual-aspect windows to the front and side of the property, allowing for an abundance of natural light throughout the day. A bespoke rustic accent wall creates a striking focal point, incorporating a built-in cabinet and gas fireplace. The room is further enhanced by carpeted flooring, a radiator for year-round comfort, a ceiling-mounted light fixture, and ample power outlets, making it both inviting and highly functional for modern living.

**Kitchen Diner 13' 4" x 15' 9" (4.07m x 4.79m)**

A spacious, south-facing kitchen diner overlooking the rear garden, flooded with natural light throughout the day. The room features both a single rear door and patio access, providing convenient entry to the garden. Finished with durable vinyl flooring, the space is equipped with ample power outlets and ceiling-mounted light fixtures, ensuring practicality and flexibility for modern living. Ample cabinetry provides generous storage, complemented by a large storage cupboard that could easily be adapted as a pantry, making this kitchen diner both functional and versatile.





**Master Bedroom** 13' 3" x 13' 1" (4.04m x 3.99m)

A generous and serene master bedroom featuring carpeted flooring and a radiator for year-round comfort. The room benefits from a window overlooking the rear garden, filling the space with natural light. Practicality is enhanced with built-in storage units and two double walk-in wardrobes, providing extensive storage solutions. The bedroom is also fitted with ample power outlets and a central ceiling light fixture, combining functionality with a calm and welcoming atmosphere.

**Second Bedroom** 15' 9" x 8' 8" (4.80m x 2.65m)

A comfortable double bedroom with carpeted flooring and a radiator, offering a cozy and welcoming atmosphere. A window overlooking the front garden fills the room with natural light, while a double wardrobe with mirrored doors provides practical storage. The space is completed with ample power outlets and a ceiling-mounted light fixture, making it both functional and inviting.

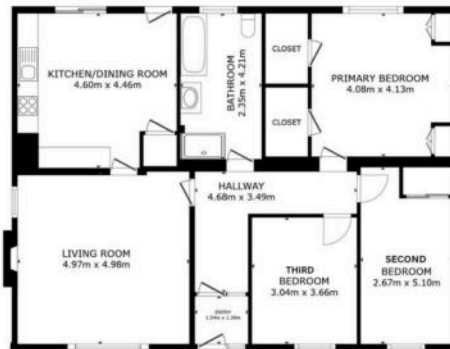
**Third Bedroom** 11' 9" x 9' 7" (3.57m x 2.92m)

A well-proportioned bedroom featuring carpeted flooring and a radiator for comfort. A front-facing window allows natural light to fill the space, while a ceiling-mounted light fixture and ample power outlets ensure practicality. This versatile room is ideal as a bedroom, home office, or guest space.

**Family Bathroom** 7' 4" x 13' 5" (2.24m x 4.09m)

A spacious four-piece bathroom designed for both comfort and functionality. It features a walk-in shower and a separate bathtub, complemented by practical vanity units for storage and organization. Carpeted flooring adds warmth underfoot, while a radiator provides year-round comfort. A window with privacy glass allows natural light to enter while maintaining discretion. The room is completed with a central ceiling light, creating a bright and welcoming environment.





FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 123.4 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





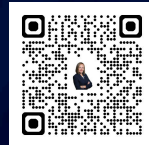


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