



3 Fallas Place, Fauldhouse

Offers Over £135,000



3 Fallas Place, Fauldhouse, Bathgate

Welcome to Fallas Place, Fauldhouse, a deceptively spacious and welcoming home quietly positioned within a charming, almost cottage style row that instantly sets a peaceful and community focused tone. Set slightly back from the main road, this tucked away position offers a real sense of calm and privacy while still remaining exceptionally convenient for everyday amenities, creating that rare balance of feeling both enclosed and connected. The surrounding homes are largely long held, adding to the settled, neighbourly atmosphere that defines this pocket of Fauldhouse and makes it such an appealing place to live. As you step through the front door, you are welcomed into a central hallway that provides a natural sense of flow through the property. Contemporary grey wood effect flooring runs underfoot, complemented by neutral wall finishes that create a bright, cohesive feel and immediately allow the space to feel both modern and versatile. From here, the main lounge opens to the left, offering a bright and generously proportioned living space that comfortably accommodates a full suite of lounge furniture. A bold yet tasteful navy feature wall adds depth and character, while the room's layout allows for flexible furnishing and a comfortable everyday living environment.

The lounge flows seamlessly through into the kitchen, maintaining continuity in both flooring and style and reinforcing the sense of openness throughout the ground floor. The kitchen is well arranged with a good range of light finished wall and base units, wood effect worktops and integrated appliances, creating a practical yet inviting space for daily life. There is ample room for dining, making this a natural hub of the home where cooking, family meals and entertaining effortlessly come together.



Beyond the kitchen, the home opens into a second living area to the rear, an excellent extension of the main living space that adds real flexibility to the layout. This room enjoys an abundance of natural light and is perfectly suited for use as a family room, snug or secondary lounge. Patio doors lead directly out to the rear garden, creating a strong connection between indoor and outdoor living and making this an ideal space for relaxing or entertaining during warmer months. Many residents would naturally use this rear access as their primary entrance, with a gate from the garden leading directly to the residential parking area behind the property, offering exceptional convenience for everyday comings and goings.

The rear garden itself is thoughtfully arranged, featuring a combination of patio and lawn that caters equally well to outdoor dining, play or quiet enjoyment. With parking positioned behind rather than neighbouring gardens, the space feels pleasantly open and private, with minimal overlooking, enhancing the sense of seclusion rarely found in properties of this style.

Returning inside and moving back through the rear living area, kitchen and hallway, the sleeping accommodation is well laid out and impressively proportioned. The principal bedroom, located to the rear of the property, comfortably accommodates a king size bed alongside substantial wardrobe storage and benefits from a peaceful outlook of the rear garden. To the front, the second bedroom is another generous double room, offering excellent flexibility for furnishings and storage, while the third bedroom also accommodates a double bed, making this a true three bedroom home suitable for families, guests or those requiring a home office or hobby space.



Completing the accommodation is the family bathroom, finished in a clean, modern style with a full size bath and glass screen, contemporary vanity unit with integrated storage, WC and a chrome heated towel rail. Dark floor tiling contrasts beautifully with neutral wall finishes, while ceiling spotlights add to the bright, polished feel of the space.

The location further enhances the appeal of this home, with Fallas Place enjoying a quiet yet highly convenient setting within Fauldhouse. Local shops, cafés and everyday amenities on the Main Street are close by, while Fauldhouse Primary School and Fauldhouse Train Station are both within easy reach, providing excellent links to Edinburgh, Glasgow and surrounding areas. Well served by road and rail, yet tucked away within a peaceful residential setting, this is a home that truly offers the best of village living with modern connectivity.

Home Report Value- £140,000

EPC - C

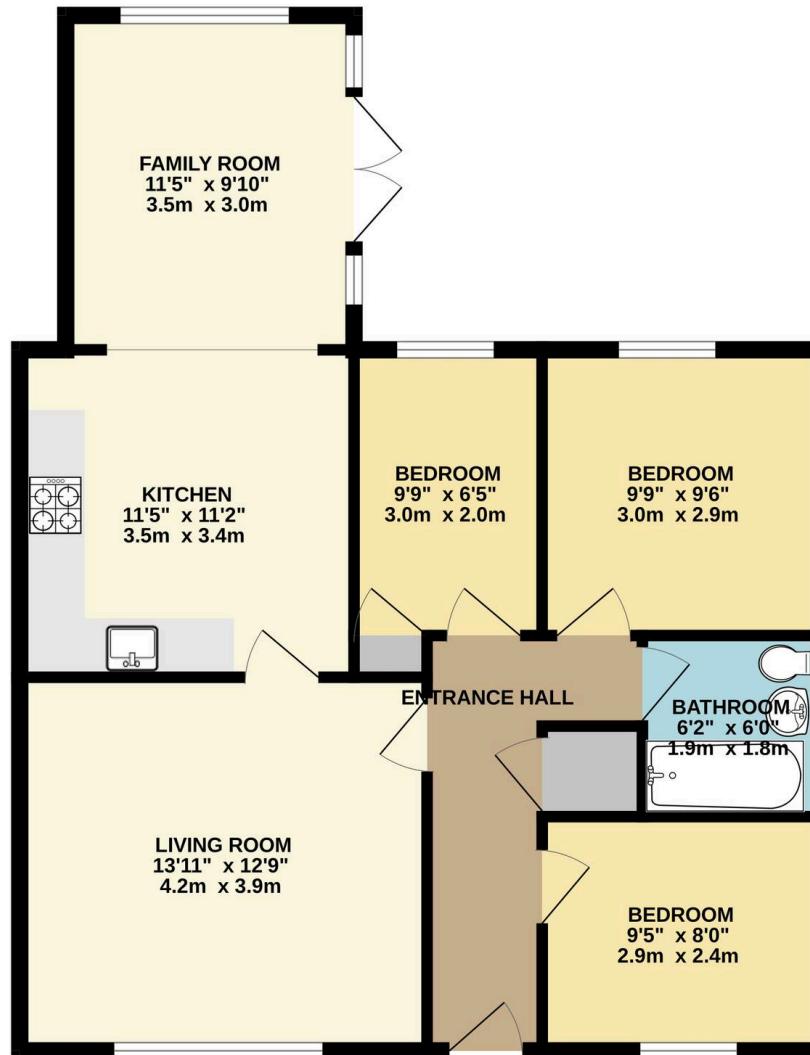
Council Tax Band - A

Square Ft 807.29 / 75 m²

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GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (75.0 sq.m.) approx.

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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