



35 Croftfoot Drive, Fauldhouse

Offers Over £115,000



35 Croftfoot Drive

Fauldhouse

Welcome to Croftfoot Drive, Fauldhouse, a spacious two bedroom mid terrace home offering generous room sizes, an open plan kitchen and dining area and a private east facing rear garden. With two king sized bedrooms and excellent potential throughout, this home presents a fantastic opportunity for first time buyers, small families or anyone seeking a well proportioned property in a convenient location.

Upon entering, you are welcomed into a bright hallway that leads through to the main living areas of the home. To the left sits the spacious lounge, a comfortable and inviting room that easily accommodates two large sofas and a media wall arrangement. Natural light fills the space, creating a warm and relaxed environment ideal for everyday living.

To the rear of the property lies the open plan kitchen and dining area, a practical and sociable space perfect for both family meals and entertaining. The kitchen is fitted with a four point induction hob and integrated oven, with space for a washing machine and an American style fridge freezer. Ample worktop space and splashback tiling add functionality, while the dining area comfortably seats four people. A useful storage cupboard beneath the stairs provides additional pantry style storage. Patio doors lead directly out to the rear garden, creating a seamless indoor outdoor flow.

Upstairs, the property offers two generous king sized bedrooms. The principal bedroom comfortably accommodates a king size bed with bedside cabinets and a chest of drawers, and benefits from fitted wardrobes on either side of the room, providing excellent storage.



Bedroom two is also a spacious double, easily fitting a king size bed with bedside cabinets and featuring its own fitted wardrobe, along with pleasant views overlooking the rear garden.

The family bathroom is well proportioned and comprises a three piece suite including a bathtub with overhead shower. The space is fully tiled and presented in clean, neutral tones.

Externally, the property enjoys a private east facing rear garden that is not overlooked, providing a peaceful outdoor space with excellent morning sunlight. A decking area has been added by the current owners, creating an ideal spot for outdoor seating and summer barbecues. To the front, there is communal parking available for residents and visitors.

Croftfoot Drive is conveniently located with easy access to local amenities, schools and transport links. Nearby primary schools include St John the Baptist RC Primary School and Falla Hill Primary School, while excellent commuting options are available via nearby train stations and road connections providing access to Edinburgh and Glasgow.

Offering generous internal space, a private garden, and strong potential, this is a well-located home that provides comfortable living with scope to make it your own

Sale Inclusions: Light fittings, blinds

Home Report Value- £120,000

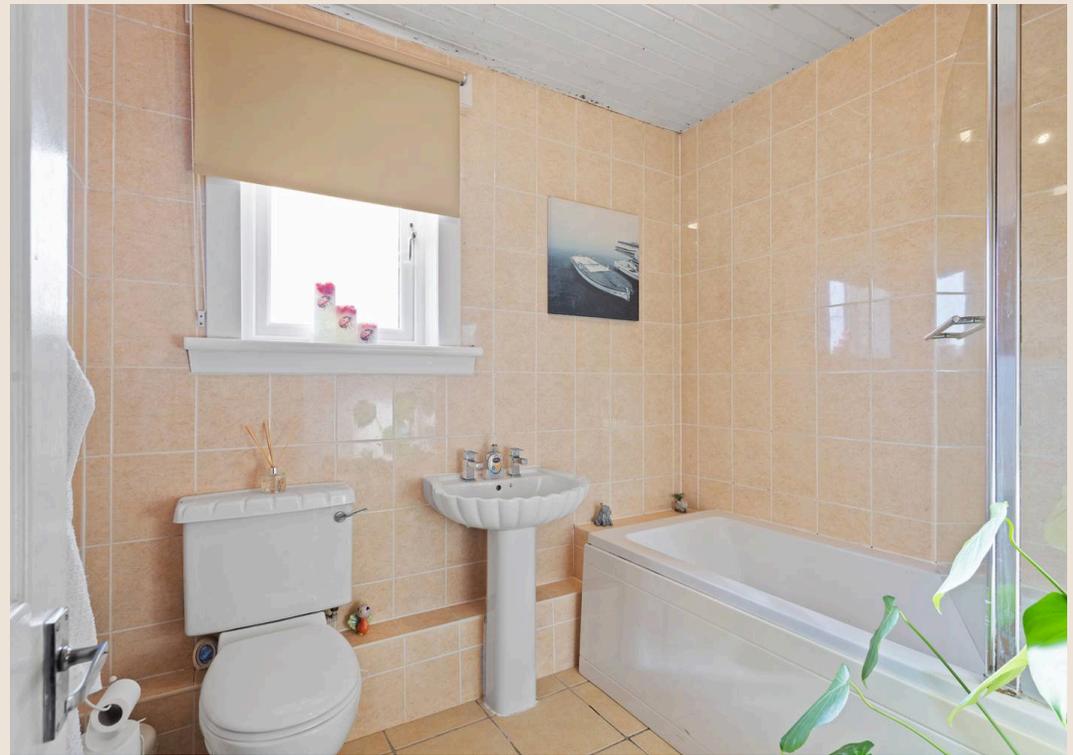
EPC - C

Council Tax Band - A

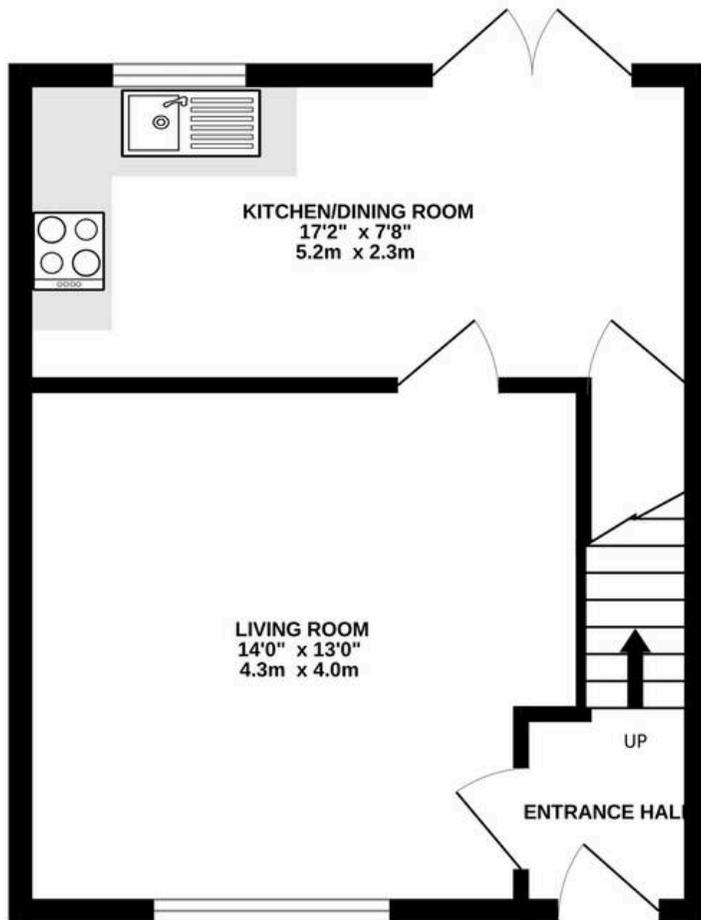
Square Ft- 732/ 68m²

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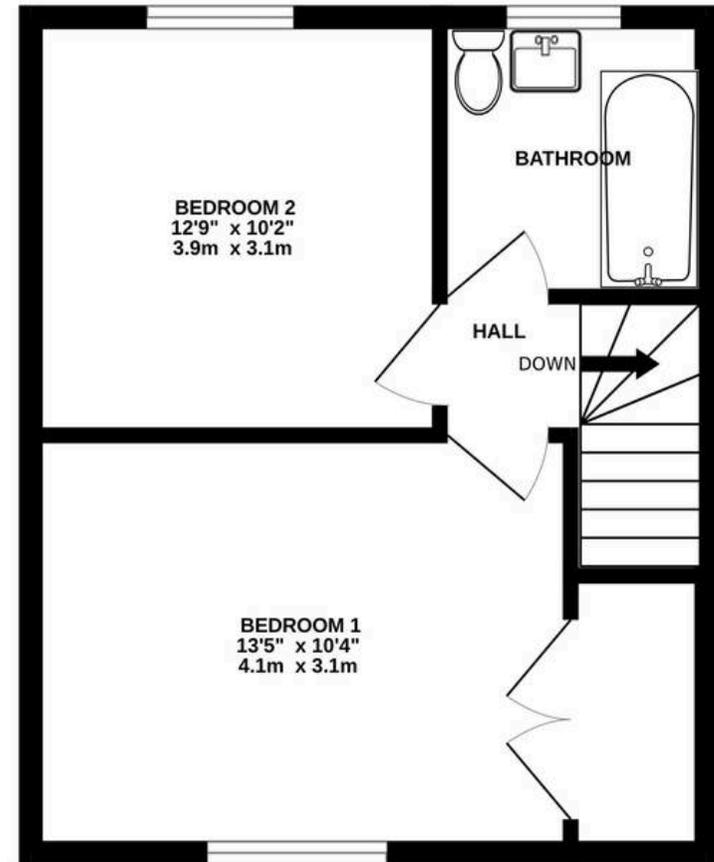




GROUND FLOOR



1ST FLOOR



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Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

