



REMAX
Property

36 Main Street, Fauldhouse

Offers Over £144,000



Welcome Home

Presented by Magda Hawkins REMAX Property, this attractive three bedroom end of terrace house offers an ideal opportunity for first time buyers or families seeking a comfortable home in Fauldhouse, West Lothian.

The property is presented in move in condition and features a bright, south facing lounge that welcomes natural light throughout the day, creating a warm and inviting space for relaxation and entertaining.

The modern kitchen diner is equipped with integrated kitchen appliances, providing a practical and stylish setting for family meals and social gatherings.

All three bedrooms are well proportioned, offering flexibility for family living, a home office, or guest accommodation.

The family bathroom and additional storage options further enhance the property's functionality.

Situated in a commuter friendly location, this home benefits from easy access links to both Edinburgh and Glasgow, making it an excellent choice for those who require convenient travel for work or leisure

The property boasts a spacious north-west facing rear garden, providing a private and versatile outdoor space perfect for relaxing, entertaining, and family activities. Its orientation allows the garden to capture the afternoon and evening sun, creating a warm and inviting atmosphere during longer summer days. The garden is accessible directly from the kitchen diner (ideal for indoor-outdoor living and alfresco dining), and its generous layout offers ample space for flower beds, lawn areas, and patio seating. This allows owners to personalise the space to suit their lifestyle and preferences. Whether enjoying a sunset from the patio, gardening, or hosting friends and family, this rear garden offers a bright, tranquil, and low-maintenance outdoor retreat in a private setting. The combination of indoor comfort and outdoor versatility makes this property a standout choice for those seeking a balanced and enjoyable home environment in Fauldhouse.

Council Tax band: B

Tenure: Freehold

Living Room 13' 9" x 13' 0" (4.18m x 3.97m)

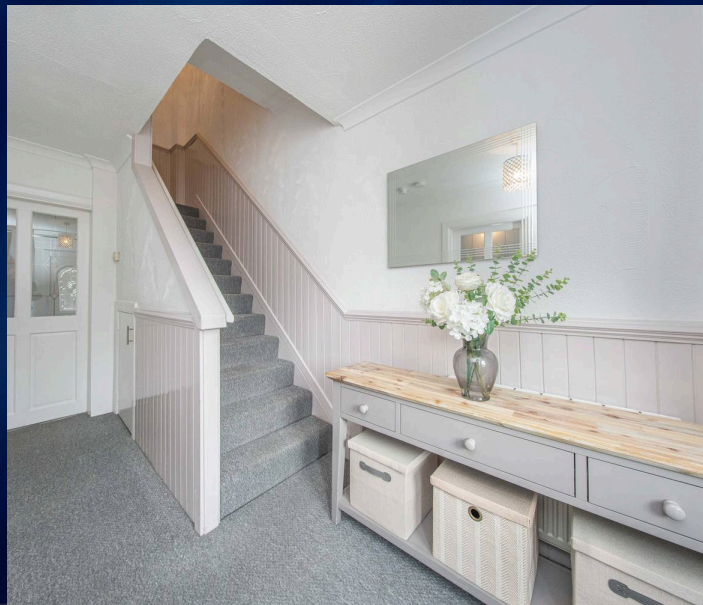
The living room is a bright and welcoming space designed for comfortable everyday living. A large south-facing window floods the room with natural sunlight throughout the day, creating a warm and airy atmosphere. The room features neutral décor, making it easy for buyers to personalise the space, alongside soft carpeted flooring that enhances comfort and warmth. A modern ceiling light fixture adds a contemporary touch, while a radiator ensures efficient heating during colder months. Multiple power outlets are conveniently positioned around the room, providing practicality for modern living, entertainment setups and home technology.

Reception 13' 9" x 6' 4" (4.20m x 1.92m)

Upon entering the property, you are welcomed by a bright and open reception hallway, enhanced by glass panels within the front PVC door, allowing natural light to flow into the entrance area. The hallway features carpeted flooring, a modern light fixture, and a radiator, creating a comfortable and inviting first impression. From here, the layout offers a seamless transition between the living room, kitchen diner and staircase leading to the upper floor. The hallway also benefits from spacious under-stairs storage, ideal for coats, shoes or household essentials, while power outlets add practical functionality to this well-designed space.

Kitchen 19' 4" x 9' 3" (5.90m x 2.82m)

The large kitchen diner is a highly functional and sociable space, ideal for family meals and entertaining. It features integrated appliances, ample cupboard and worktop storage, and a window overlooking the rear garden, providing pleasant views and natural light while cooking or dining. The room also benefits from direct access to the rear garden, making it perfect for indoor-outdoor living during warmer months. Additional features include vinyl flooring for durability and easy maintenance, radiator heating, modern ceiling light fixture, spotlights for enhanced illumination, and multiple power outlets for kitchen appliances.





Landing 6' 9" x 8' 4" (2.07m x 2.53m)

The upper floor landing provides a smooth and functional transition between all bedrooms and the family bathroom. The area features carpeted flooring, contributing to a warm and comfortable feel throughout the upper level. There is also access to the attic, providing valuable additional storage potential.

Master Bedroom 13' 9" x 9' 8" (4.19m x 2.95m)

The master bedroom is generously sized, comfortably accommodating a full range of bedroom furniture. A large window allows natural light to brighten the space, while neutral décor and carpeted flooring create a relaxing environment. The room is complete with a modern light fixture, radiator heating, and power outlets, ensuring both comfort and convenience.

Second Bedroom 10' 7" x 9' 4" (3.23m x 2.84m)

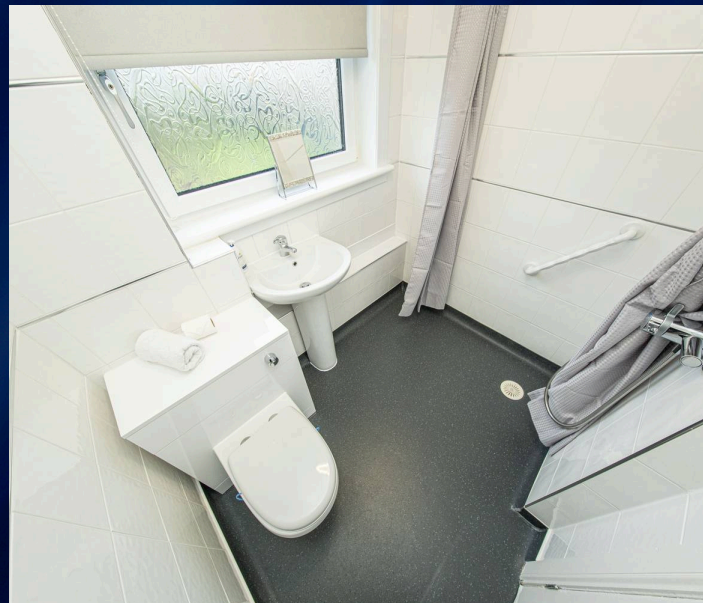
This spacious double bedroom overlooks the rear garden, providing a peaceful outlook and plenty of natural light through the large window. The room benefits from a large built-in wardrobe, offering excellent storage without compromising floor space. Additional features include carpeted flooring, a light fixture, radiator heating, and multiple power outlets, making the room both comfortable and practical.

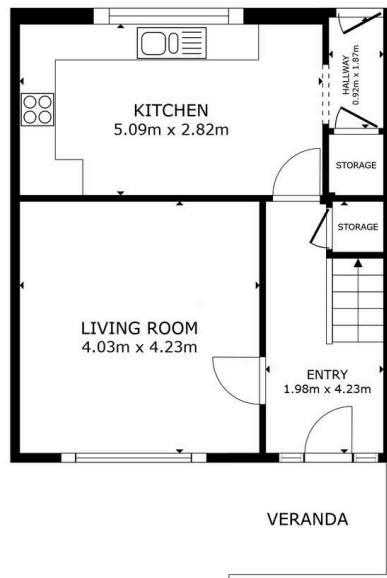
Third Bedroom 10' 6" x 10' 0" (3.20m x 3.04m)

The third bedroom faces the front of the property and offers a versatile space that could be used as a child's bedroom, guest room, nursery or home office. The room features carpeted flooring, radiator heating, power outlets, and a light fixture. A large built-in storage cupboard/wardrobe provides excellent storage solutions while keeping the room tidy and functional.

Family Bathroom 6' 4" x 4' 10" (1.92m x 1.48m)

The family bathroom is designed as a practical wet room, featuring a walk-in shower and neutral décor that creates a clean, modern aesthetic. The layout is functional and easy to maintain, making it well suited to busy family life.

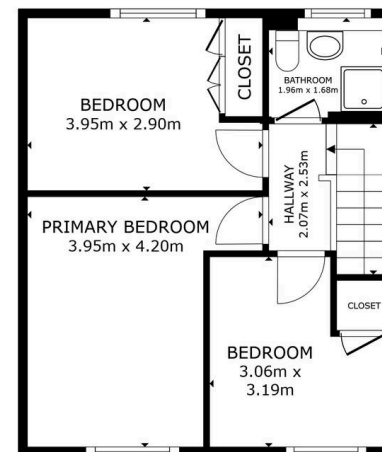




FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 44.2 m² FLOOR 2 43.9 m²
EXCLUDED AREAS - VERANDA 5.0 m²
TOTAL : 88.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

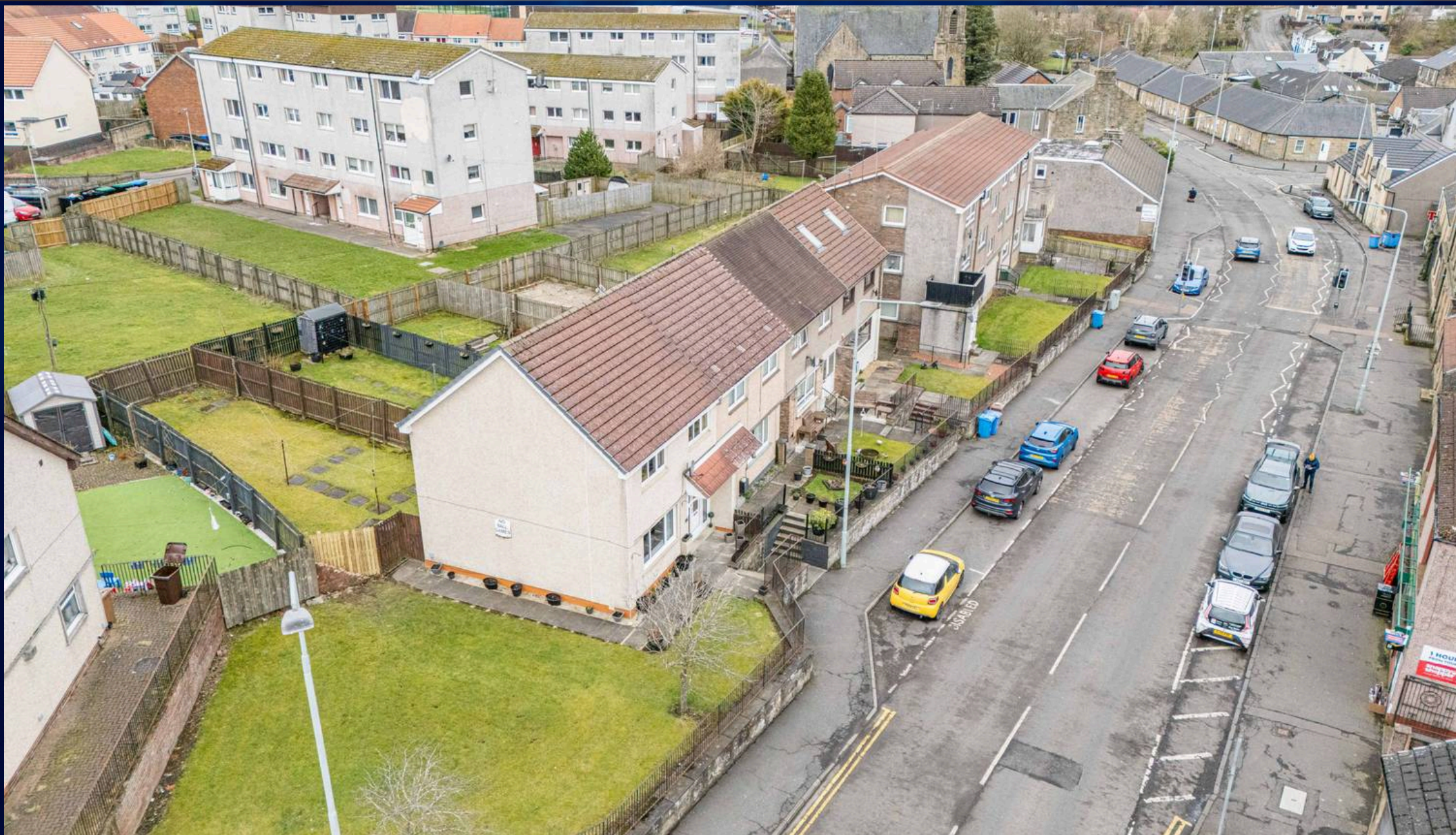


FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 44.2 m² FLOOR 2 43.9 m²
EXCLUDED AREAS - VERANDA 5.0 m²
TOTAL : 88.1 m²

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Remax Property, Remax House – EH54 6TS

01506
418555

• mhawkins@remax-
scotland.homes

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