





36 Barton Terrace

Fauldhouse

Welcome to Barton Terrace this beautifully presented two bedroom upper floor flat, offering stylish interiors, generous proportions and a thoughtfully arranged layout, perfectly suited to modern living.

Upon entering the property, you are welcomed into a bright and well maintained entrance hallway, finished with warm wood effect flooring and neutral décor, setting the tone for the rest of the home. The hallway also benefits from useful storage, ideal for coats and everyday essentials, ensuring a clean and uncluttered first impression.

To the rear of the property, the living room is a standout space, beautifully presented with contemporary laminate flooring and a modern, neutral colours. A striking geometric feature wall frames a stylish fireplace, creating a natural focal point within the room, while large windows allow for an abundance of natural light, enhancing the bright and airy feel. This is an ideal space for both relaxing and entertaining.

The kitchen is sleek and well appointed, featuring a range of white shaker style wall and base units complemented by dark stone effect worktops. A combination of brick style wallpaper and modern splashback finishes adds character and texture, while ample worktop space make it highly practical for everyday use. A large window above the sink allows natural light to flood the space, further enhancing its bright and functional design.

The bathroom is finished in a clean, contemporary style, with full height tiling, a modern suite including bath with overhead rainfall shower, wash hand basin and WC. Additional features such as a heated towel rail, recessed lighting, and a frosted window provide both comfort and privacy.



Both bedrooms are well proportioned and continue the home's modern aesthetic. The principal bedroom is finished with wood effect flooring and neutral tones, offering a calm and comfortable retreat, while the second bedroom is equally well presented with soft carpeting and built-in storage, making it ideal as a guest room, child's bedroom or home office.

Externally, the property benefits from a generous south facing rear garden, predominantly laid to lawn and fully enclosed, providing an ideal space for outdoor entertaining, family use or simply relaxing in a private and sunny setting.

To the front, there is a well maintained monoblock driveway offering ample off street parking. A significant addition to the property is the large detached garage, which is fully equipped with power, multiple sockets and strip lighting, making it perfect for a workshop, storage or secure parking. The garage also benefits from both a main up and over door and a convenient rear access door.

Fauldhouse is a popular West Lothian village offering a strong sense of community alongside excellent local amenities, including shops, cafés and a Scotmid Co-operative. The area is well suited to families, with reputable primary schools such as Falla Hill Primary and St John's the Baptist Primary and secondary schooling at Whitburn Academy. For outdoor enthusiasts, Greenburn Golf Club provides a well maintained 18 hole course nearby, along with a range of parks and open spaces. The village also benefits from its own train station with direct links to Edinburgh and Glasgow, as well as easy access to the M8 and M9, making it ideal for commuters.

This impressive property combines modern décor, flexible living space, excellent storage, and outstanding external features, making it an ideal purchase for a wide range of buyers.

Home Report Value- £110,000

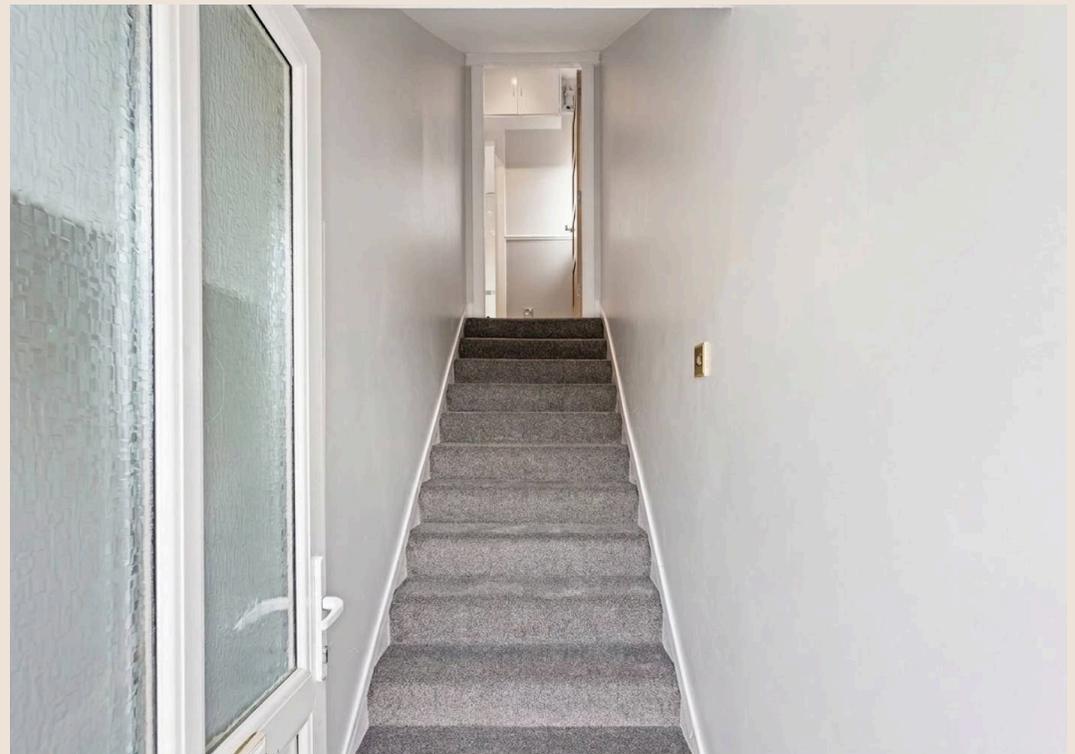
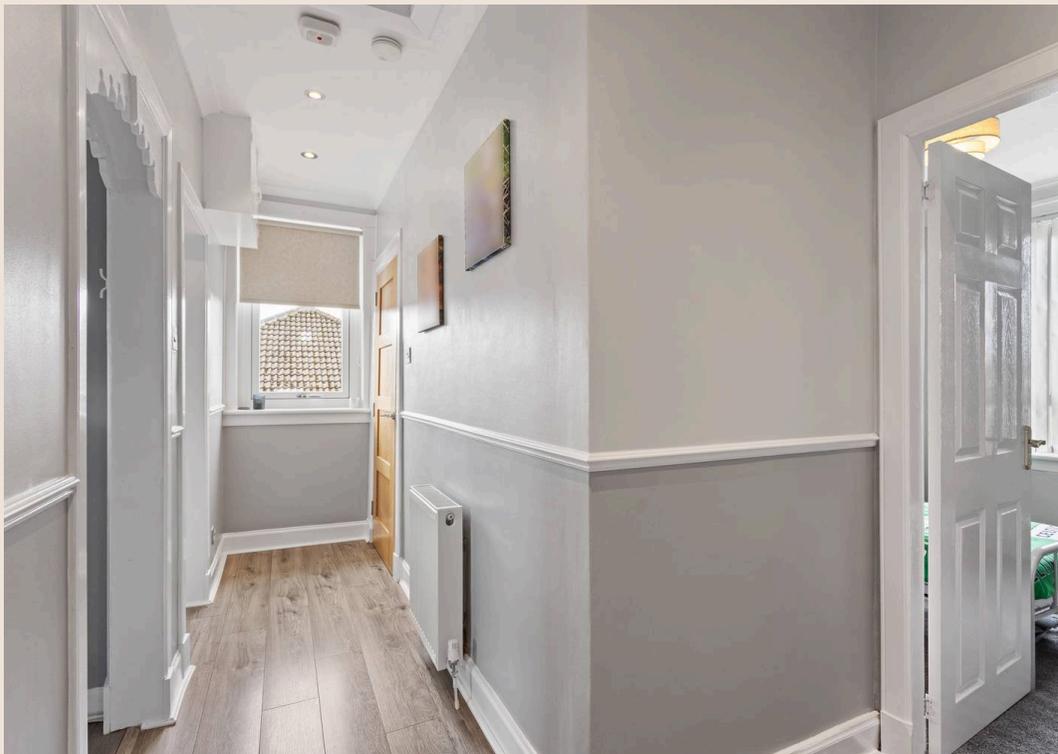
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Council Tax Band - A

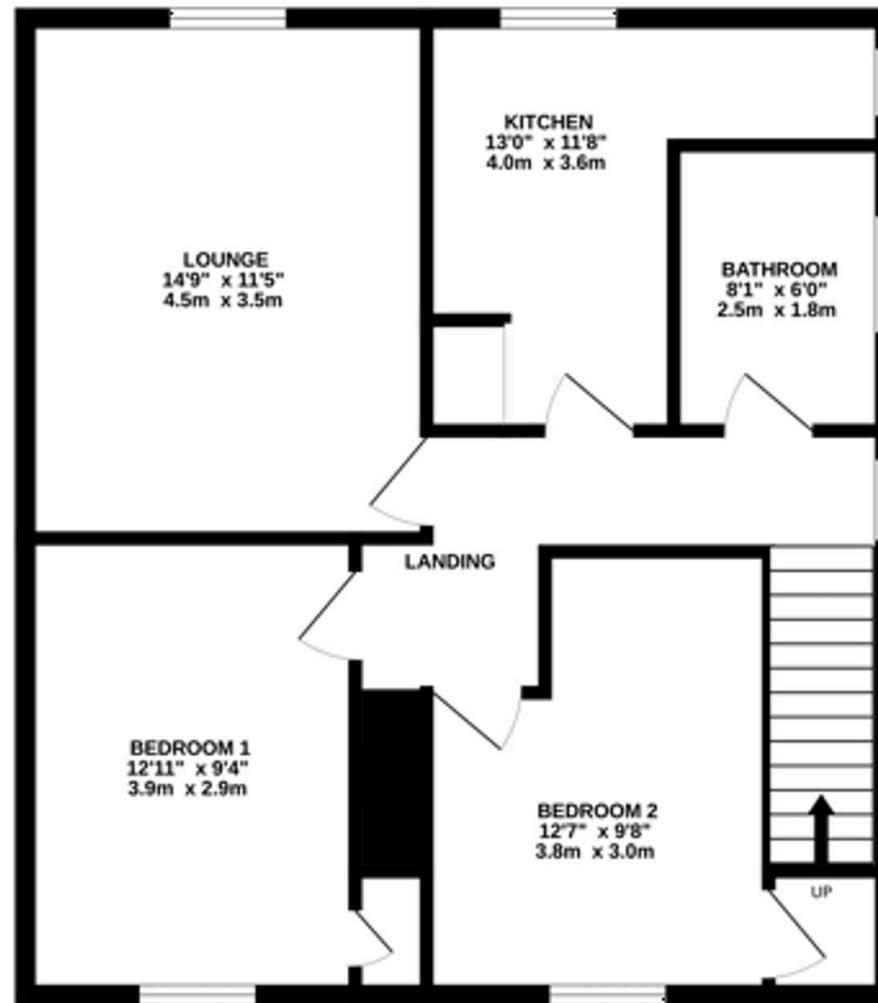
Square Ft- 732/ 68m2

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GROUND 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/

