

10 KIRKHILL COURT, FAULDHOUSE, WEST LOTHIAN EH47 9HQ



**MUST VIEW!** Sneddon Morrison Estate Agents are delighted to offer this two bedroom detached villa, set within a convenient location, to the open market. The property is in need of some minor modernisation throughout and benefits from gas central heating, double-glazing and contemporary kitchen and bathroom fittings. Comprising:

- Entrance Vestibule, Lounge/Dining area, Kitchen, Conservatory, Two Bedrooms, Box room/Study, Shower room, Garden to the rear



This well presented two bed and box room detached villa lies in a quiet location within the popular village of Fauldhouse and must be viewed to appreciate what is on offer.

The property flows seamlessly from the minute you enter. The lounge/dining area, which is of natural décor, benefits from a window to the front and French doors to the rear, leading into the conservatory.

The modern high gloss kitchen has ample base and wall-units with coordinated worktops, a stainless steel sink with drainer, splash back tiles and a full range of integrated and freestanding appliances. The room has quality flooring and spotlights to the ceiling. A UPVC/glazed door provides access to the rear garden.

Both bedrooms have laminate to the floor, a wall-mounted radiator and ample space for a range of freestanding furniture. The box room has carpet to the floor and a built-in bedframe with storage.

The modern shower room comprises of a WC and wash hand basin set within a vanity unit and a corner cubicle with mains shower. The room has a heated towel radiator, fully tiled walls and spotlights/Perspex panels to the ceiling.

The rear garden consists mostly of artificial



lawn with a paved path leading to and around the side of the property. The garden also has a garden shed and is fully enclosed by a timber fence and brick wall.

The property is fully double-glazed and has gas central heating.

Overall, this is a lovely home in a great location.

#### **EXTRAS**

Can be discussed and agreed with the Seller.

**INFORMATION** - All sizes are recorded by laser tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.

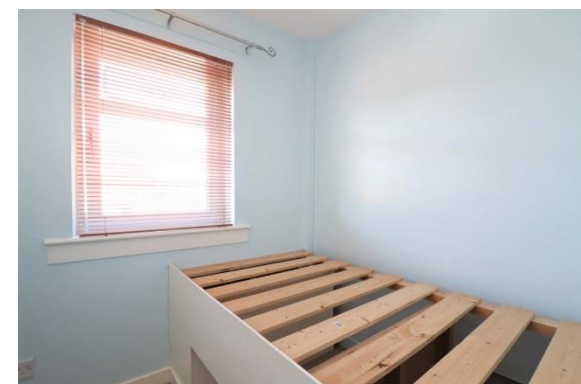
**VIEWING** - Strictly by appointment through Sneddon Morrison Estate Agents – **01501 749269**.

**OFFERS** - All offers should be submitted to the Whitburn office of Sneddon Morrison Estate Agents - **Fax No. – 01501 745440**

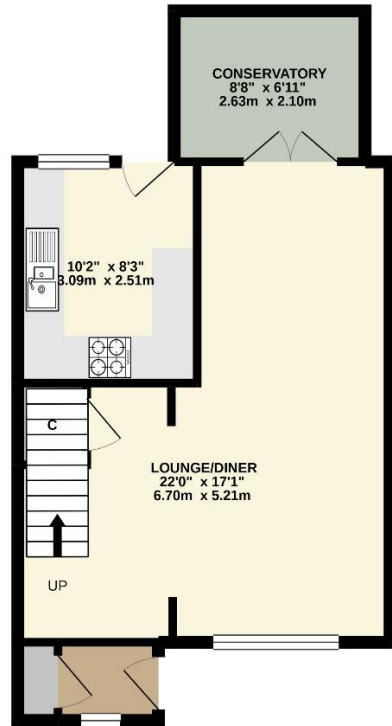
**INTEREST** - It is important your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.

**OFFICE CONTACT** - Stacey Stirrat on **01501 749269**.

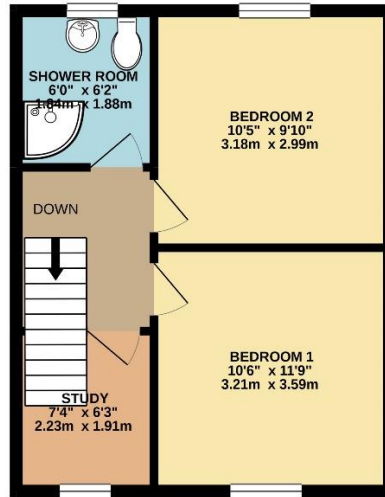
**THINKING OF SELLING?** - To arrange your FREE market valuation today simply call **01501 749269** and ask for Stacey Stirrat.



GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.

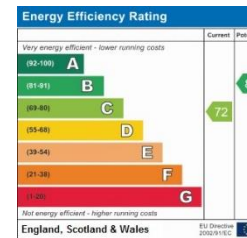


1ST FLOOR  
374 sq.ft. (34.8 sq.m.) approx.

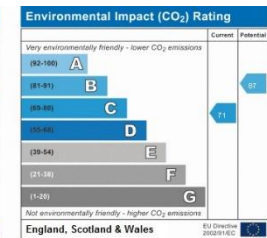


TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.

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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Branches at Bathgate, Livingston and Whitburn

IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106