



3 Bedroom Semi-Detached Villa

6 ELDRICK AVENUE, FAULDHOUSE, WEST LOTHIAN EH47 9BB

Sneddon Morrison Estate Agents are delighted to offer this appealing, 3 bedroom semi-detached villa to the open market. Situated in a convenient location near all amenities and the local train station, the property is in good decorative throughout and would make a good home for the discerning buyer. Comprising:

- Entrance Vestibule/Hallway
- Lounge
- Kitchen
- Shower Room
- 3 Bedrooms
- Gardens to Front & Rear

Fauldhouse is a traditional village with local amenities available to meet everyday needs in the village centre. It has a state of the art Sports Centre with swimming pool, range of nursery and primary schooling and local shopping facilities. The new Partnership Centre houses many services under one roof, including a doctor surgery and library. There are a number of country parks in the vicinity and the village is well placed for the M8 motorway giving access throughout central Scotland. The village also has a train service which runs from Edinburgh to Glasgow, making it ideally placed for the commuter.

ENTRANCE HALLWAY

Entry to the property is gained through a UPVC/glazed into the vestibule, which benefits from an under stair storage cupboard. A timber/glazed door provide access to the hallway, which has a quality flooring, a wall-mounted radiator, power point and telephone point. From the hallway, we gain access to the lounge, kitchen, shower room and carpeted staircase to the upper level.

The upper level, which has carpet to the floor, provides access to the three bedrooms, bathroom, a storage cupboard, which houses the boiler and the loft area.

LOUNGE

4.15m x 4.40m or (13' 7" x 14' 5")

With a window to the front overlooking the garden and street area, the bright and spacious lounge has quality flooring, a wall-mounted radiator, TV point and ample power points. The lounge further benefits from a gas fire with brick surround and coving to the ceiling.



KITCHEN

2.87m x 4.37m or (9' 5" x 14' 4")

Set to the rear of the property, the kitchen has a UPVC/glazed door and a window, both of which provide volumes of natural light. There are tiles to the floor, a wall-mounted radiator, ample power points, splash back tiles and a stainless steel sink with drainer. There are ample base and wall units with coordinated

worktops with space for the following free standing appliances; cooker, fridge freezer, washing machine and dishwasher. The room further benefits from a storage cupboard within the rear vestibule.



SHOWER ROOM (DOWNSATIRS)

2.27m x 1.92m or (7' 5" x 6' 4")

The shower room has an opaque window to the rear, allowing volumes of natural light. Comprising of modern fittings, the shower room has a WC, wash hand basin set within a vanity unit and a large walk-in double shower unit with a mains shower over. There is laminate to the floor, a heated towel radiator, partial Perspex panels to the walls and spotlights to the ceiling.



BEDROOM 1

3.11m x 3.38m or (10' 2" x 11' 1")

Situated to the front of the property this large double bedroom has a window overlooking the garden and street area. The room has a

wall-mounted radiator, TV point and ample power points. The room further benefits from coving to the ceiling and wall-to-wall built-in wardrobes providing adequate shelving and hanging space.



BEDROOM 2

2.87m x 3.57m or (9' 5" x 11' 9")

Situated to the rear of the property this double bedroom has laminate to the floor, a wall-mounted radiator and ample power points. The room further benefits from a built-in double wardrobe.



BEDROOM 3

3.92m x 2.82m or (12' 10" x 9' 3")

Also situated to the rear, this bedroom has a wall-mounted radiator, ample power points and a storage cupboard.



GARDEN

The property has gardens to front and rear. The front garden, which is partially enclosed by a brick wall, has a paved path leading to and around the side of the property with an area laid to lawn. The rear garden also has an area laid to lawn, a paved patio area and planted areas of tree, shrubs and bushes. The rear garden is fully enclosed by a timber perimeter fence.



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.

Thinking of Selling?

We would be happy to provide you with a **FREE** market appraisal of your home at your convenience.

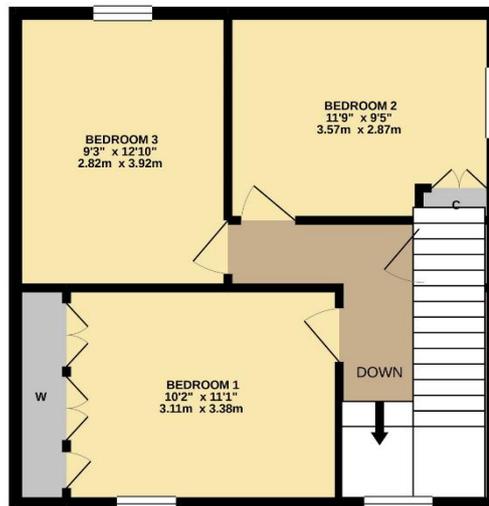
For your **FREE** Valuation please call

01501 740 345

GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.

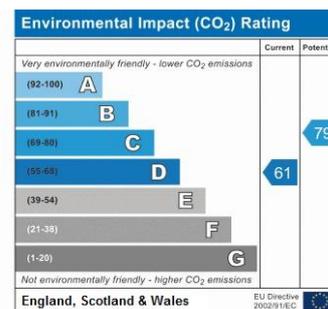
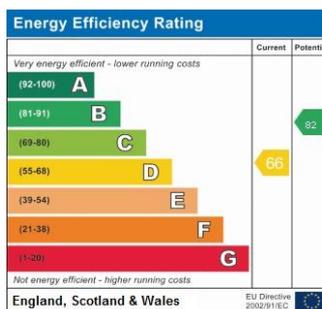


1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 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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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



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