

7 FAULDHOUSE ROAD, LONGRIDGE, WEST LOTHIAN EH47 8AQ



**RARELY AVAILABLE!** - Sneddon Morrison Estate Agents are delighted to offer this mid-terrace cottage with attic floor, to the market. The property is in need of some minor modernisation throughout however will make an ideal property for the discerning buyer. Comprising:

- Entrance Hallway, Lounge, Kitchen, Two Bedrooms, Bathroom, Garden to rear, Driveway to rear



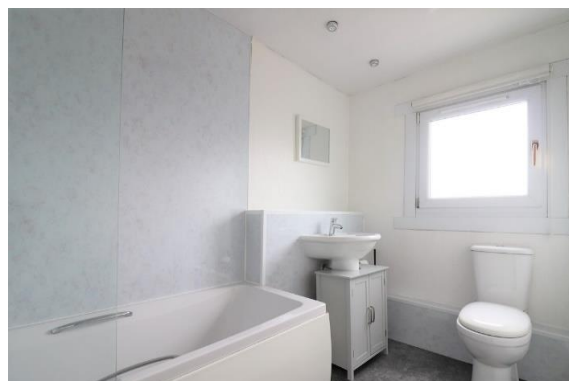
This well-proportioned mid-terrace cottage situated within the quiet village of Longridge, is well placed for access to the M8/M9 motorway network.

The house flows seamlessly from the minute you enter the hallway with access provided to the lounge, kitchen, bedroom two and the carpeted staircase the upper level, which in turn provides access to the main bedroom and bathroom.

Set to the front, the lounge has a window overlooking the street area and benefits from neutral décor and laminate flooring. The kitchen, which is set to the rear of the property, has ample base and wall-units with coordinated worktops and a stainless steel sink with drainer. The room further benefits from a freestanding cooker and washing machine with space for a fridge/freezer. A timber door provides direct access to the rear garden.

There are two good-size bedrooms within the property. On the upper level, the room has carpet to the floor and a large walk-in wardrobe, which provides adequate storage. Downstairs, the bedroom has laminate to the floor and overlooks the rear garden area.

The bathroom comprises of a W.C, wash hand basin over a pedestal and a bath with electric shower over. There is cushioned vinyl to the floor and the walls are partially lined with Perspex panels.



The property has a generous garden to the rear offering a great space to relax and entertain family and friends. The garden also benefits from a driveway providing ample off-street parking and provides the opportunity to further extend subject to the relevant planning permission.

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

**Home Report Value £110,000**

**Total Floor Area – 74m<sup>2</sup>**

**Council Tax: A £1,195.43 per year**

#### **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**.

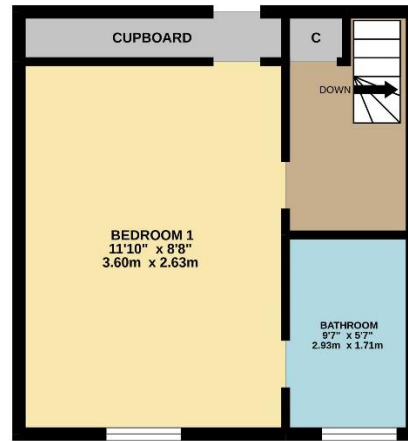
**THINKING OF SELLING?** - To arrange your FREE market valuation today simply call **01501 749269** and ask for Stacey Stirrat.



GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.

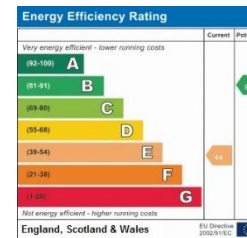


1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.

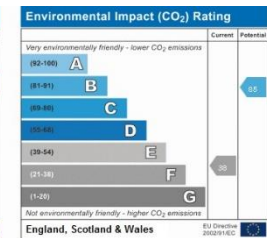


TOTAL FLOOR AREA: 793 sq.ft. (73.6 sq.m.) approx.

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.  
Made with Metropix 11/2022.



Address:  
7 Fauldhouse Place, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



**All Enquiries to:**

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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