

Turpie
&Co



5



Earl's Place, Fauldhouse, EH47 9EB

Visit www.turpies.com
or telephone 01506 668448



5

Earl's Place, Fauldhouse



Offering deceptively spacious and well-presented accommodation throughout, this three-bedroom detached home is situated in the West Lothian village of Fauldhouse and provides an excellent opportunity for a wide range of buyers.

It features a bright, south-facing living room, a contemporary kitchen with direct access to the rear garden, a generously sized south-facing principal double bedroom, and a modern family bathroom, all conveniently located on the ground floor. Upstairs, there are two further well-proportioned double bedrooms, providing flexible living space for families, guests, or home working.

Externally, the home benefits from an enclosed garden and private parking. Ideally positioned close to local amenities, schooling, and transport links, this appealing property is perfectly suited to first-time buyers, growing families, and those looking to downsize.

What's special about this house

- Offering deceptively spacious and well-presented accommodation throughout, this attractive three-bedroom detached home is situated in the West Lothian village of Fauldhouse.
- South-facing living room boasting a stylish decor and a bespoke media wall. Spacious and bright it is an inviting space to relax and entertain.
- Sleek contemporary kitchen with wood-effect cabinetry, quartz-effect worktops and an integrated gas hob, eye-level grill and oven.
- Impressive principal double bedroom enjoying a south-facing aspect.
- Enclosed garden with a lawn, paving, decorative stones and borders.
- Gated driveway and detached garage.



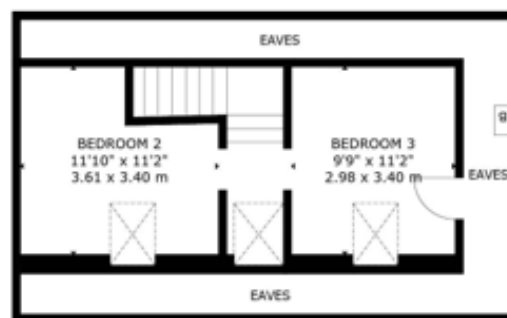
Location and Amenities

- Catchment for St John the Baptist RC Primary School, Falla Hill Primary School, and Whitburn Academy.
- Fauldhouse boasts an array of amenities including convenience stores, a post office, doctor's surgery, a dentist, a golf course, swimming pool, bars and takeaways.
- Further amenities are available in nearby Whitburn and Livingston.
- Ideal commuter location close to the M8 with easy access to Edinburgh (28 miles) and Glasgow (25 miles); the M9 is a short drive away.
- Fauldhouse Railway Station with regular and swift links to Edinburgh and Glasgow is less than a 5-minute drive.
- Edinburgh International Airport is just 21 miles from the property.
- Picturesque moorland, woodlands and the Fauldhouse Meadows ensure plentiful opportunities for walks, cycles, and runs.

Extras

All floor coverings, light fittings, blinds, curtains, oven/hob, dishwasher, washing machine and garden hut are included

Home Report valuation	£220,000
Internal floor area	98m ²
School catchment	Falla Hill Primary School Whitburn Academy
Council tax band	B
EPC rating	D
Train station	Fauldhouse Railway Station



Dimensions

Ground Floor

Living Room	3.61 x 4.94m
Kitchen	2.33 x 3.75m
Bedroom 1	3.65 x 3.66m
Bathroom	2.30 x 2.47m

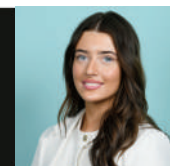
First Floor

Bedroom 2	3.61 x 3.40m
Bedroom 3	2.98 x 3.40m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

Turpie Co

Pioneers in Property



Ava Steele
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.