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Croftfoot Drive, Fauldhouse, EH47 9EH

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Croftfoot Drive, Fauldhouse



Occupying a generous plot within an established residential setting, this beautifully-presented two-bedroom semi-detached bungalow offers comfortable accommodation all on one level, complemented by a bright sunroom and excellent outdoor space.

The property features a generous living room, fitted kitchen and a bright rear sunroom, providing a versatile additional living space with a pleasant connection to the garden. There are two well-proportioned double bedrooms, both benefiting from excellent built-in storage, together with a modern shower room.

Outside, the home enjoys generous, low-maintenance garden grounds with paved and decked areas for outdoor seating. A substantial driveway provides excellent off-street parking, while a detached outbuilding and additional shed offer particularly useful storage and flexibility.

What's special about this house

- Well-presented semi-detached bungalow offering comfortable and practical accommodation arranged entirely on one level.
- Generous living room providing an excellent main reception space.
- Bright rear sunroom with windows to several sides, creating an additional living space with a pleasant connection to the garden.
- Two well-proportioned double bedrooms, both complemented by excellent built-in wardrobe and storage space.
- Practical fitted kitchen with direct access through to the sunroom and rear garden.
- Generous, low-maintenance outdoor space with extensive paved and decked areas ideal for seating and entertaining.
- Detached outbuilding together with additional garden shed.
- Excellent off-street parking provided by the substantial driveway.

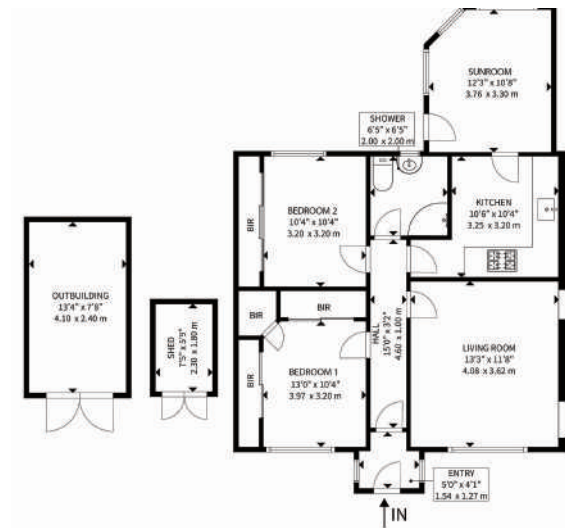


Location and Amenities

- Catchment for 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.

"A beautifully presented bungalow combining comfortable one-level living with generous gardens and excellent outdoor space"

Home Report valuation	£170,000
Internal floor area	75m ²
School catchment	Falla Hill Primary School Whitburn Academy
Council tax band	Band A
EPC rating	Band C
Train station	Fauldhouse



Dimensions

Living Room	4.08 x 3.62m
Kitchen	3.25 x 3.20m
Sunroom	3.76 x 3.30m
Bedroom 1	3.97 x 3.20m
Bedroom 2	3.20 x 3.20m
Shower	2.00 x 2.00m

Outbuilding	4.10 x 2.40m
Shed	2.30 x 1.80m

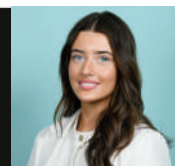
Extras

All floor coverings, all light fittings, all blinds, curtain poles, oven/hob, washing machine, tumble dryer, fridge, freezer, 2 garden huts and garden furniture

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.

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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.