

**FOR SALE**



**Fixed Price £88,000**

**2 Sheephousehill Lane, Fauldhouse, EH47 9EG**

2 Bedroom Ground Floor Flat

**Viewing:** By appointment only

- Estate agency
- Property letting
- Independant property advice

MAVOR & COMPANY  
PROPERTY LETTING & ESTATE AGENCY



This modern bright and spacious 2 bedroom ground floor apartment is situated within a prestigious development, making an excellent opportunity for the Investor, First Time Buyer or Young Family.

100% Mortgages are available on this property.

**ENTRANCE:** The entrance to the property is accessed by a double glazed UPVC secure door, which leads into the vestibule hall, with a window to the front of the property and direct access to the lounge.

**LOUNGE: 4.02 x 3.81m** - The bright and spacious lounge, which is a very good size, has ample room for a range of furniture and benefits from a front facing window, central heating radiator and direct access to the hallway.

**HALLWAY:** - The hallway benefits from a useful storage cupboard as well as giving access to the rest of the accommodation.

**KITCHEN: 3.81 x 2.66m** - The well laid out kitchen is fully fitted with a range of modern beech units to wall and base level, complimented by coordinating worktops and splash back tiling. The oven, gas hob, extractor hood and integrated fridge/freezer are included in the sale. This good sized room would easily accommodate a table and chairs. Plumbing is in place for an automatic washing machine. The room has one central heating radiator and the window overlooks the front of the property.

**BATHROOM: 2.68 x 1.99** – The luxury family bathroom has been fitted with a white Roca three piece suite with an electric Triton power shower over the bath. The bathroom further benefits from attractive, fully tiled, walls and co-ordinating ceramic floor tiles. There is one central heating radiator and a window facing the rear of the property.

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**BEDROOM 1: 3.89 x 3.01m** - This good sized double bedroom, with double fitted mirrored wardrobes, provides ample storage with shelves and hanging rails. The room has one central heating radiator and the window faces the rear of the property.

**BEDROOM 2: 3.19 x 2.91m** – This good sized, second double bedroom also benefits from 2 door mirrored wardrobes, one central heating radiator and a rear facing window.

**EXTERIOR:** There is allocated parking and a good selection of off road visitor parking spaces to the rear of the property.

The property comprises an entrance hallway, spacious lounge, family bathroom, 2 double bedrooms and well fitted dining kitchen fitted with appliances which include electric oven, gas hob, cooker hood and integrated fridge/freezer.

Fauldhouse is a small self contained community steeped in history. The property is within walking distance to the village where you will find a good selection of shops, post office, health centre and library. There are a good range of local nursery and primary schools, with High schools in the nearby towns of Whitburn and Blackburn. Fauldhouse also has a train station with regular services to both Edinburgh and Glasgow city centres. Fauldhouse golf course is located on the outskirts the village and a new, state of the art, sports centre and swimming pool are scheduled to open in 2010.

The Almondvale Shopping Centre is only a short drive away and offers an excellent range of High Street shopping facilities, Multiplex cinema, restaurants and bars.

This property is Council Tax Band B  
Please call Mavor & Co on 07917-060266 or 01506-870204

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- Double glazing
- Central heating
- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- Parking



DISCLAIMER: Whilst we endeavour to ensure that these particulars are correct, their accuracy is not guaranteed and they do not form part of any contract of sale. Interested parties should have their solicitors note interest with the selling agents in order that they may be advised if a closing date is set for receipt of offers. All measurements have been taken using a sonic measuring tape and are therefore only approximate and should not be relied upon.



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