



Fauldhouse | Lanrigg Avenue | Offers Over £144,000

A beautifully presented 3-bedroom end-terraced family home, offering comfortable living in a popular location. Boasting a driveway for convenient parking, the property features an upgraded kitchen and bathroom, adding modern elegance to its charm.



Nestled within the heart of Fauldhouse, West Lothian the splendid 106 Lanrigg Avenue presents a great opportunity for first-time buyers and families alike to acquire a tastefully upgraded end-terraced house. This charming residence boasts three bedrooms, a contemporary bathroom, and a harmonious blend of living and entertaining space.

As you step into the welcoming entrance hallway, you are greeted by a practical tiled floor that leads to a convenient storage cupboard and a carpeted staircase ascending to the upper landing. The ground floor unfolds into an open plan lounge and kitchen/dining room, where the stylish kitchen upgraded in 2021 showcases stunning dark blue base and wall units complemented by white metro-style splashback tiles and elegant white marble-effect worktops. Integrated appliances, including an oven and hob, are seamlessly integrated for culinary adventures. A modern laminate flooring adorns the lounge/dining area, offering a perfect canvas for family gatherings and relaxation. The rear hallway off the kitchen provides further storage which currently houses the washing machine and access to outdoors.



The bathroom, rejuvenated also in 2021, exudes sophistication with white w.c, wash hand basin, and a bath graced by a rainforest shower above. White metro-style splashback tiles and a heated towel rail add to the luxurious feel, while an opaque window ensures privacy.

Upstairs, three well-appointed bedrooms invite rest and repose all with fitted carpets for maximum comfort. The master bedroom features fitted wardrobes with sliding doors along with an additional store cupboard for all your belongings to be neatly stored away. Bedroom 2 is another generous double and bedroom 3 is beautifully finished in a relaxing pastel green and all rooms offer space for free-standing bedroom furniture.

Outside, the south-facing garden promises sun-soaked days. The garden is laid to lawn with a decked area. Off-street parking is assured with a sizeable driveway to side, while the front garden is also laid to lawn. Gas heating and double glazing installed in 2023 guarantee comfort and efficiency.

Lanrigg Avenue is a stone's throw from local amenities and with all the conveniences for modern living. Your future home awaits.





Location:

Fauldhouse is a charming village nestled in the picturesque landscape of West Lothian. Located approximately 20 miles west of Edinburgh, Fauldhouse offers a tranquil escape from the hustle and bustle of city life while still providing convenient access to urban amenities with a has a good range of local amenities as well as being a short drive to Livingston offering a wide selection of shopping and leisure amenities. Fauldhouse has a train service which runs from Edinburgh to Glasgow. There is an eighteen-hole golf course, and the village has a Sports Centre, range of nursery and primary schooling and local shopping facilities. The village is well placed for access to the M8 motorway giving access throughout central Scotland.

At the heart of Fauldhouse lies its close-knit community, where residents take pride in their village's rich history and strong sense of identity. Characterised by its warm and welcoming atmosphere, Fauldhouse exudes a sense of belonging, making it an ideal place to call home.



The village is surrounded by stunning natural beauty, with rolling hills, lush green fields, and peaceful woodlands dotting the landscape. Outdoor enthusiasts will find plenty of opportunities for exploration and recreation, from leisurely walks along scenic trails to adventurous hikes in the nearby countryside.

With its idyllic surroundings, strong sense of community, and convenient location, Fauldhouse offers a tranquil yet vibrant lifestyle for residents and visitors alike. Whether you're seeking a peaceful retreat or a close-knit community to call home, Fauldhouse welcomes you with open arms.

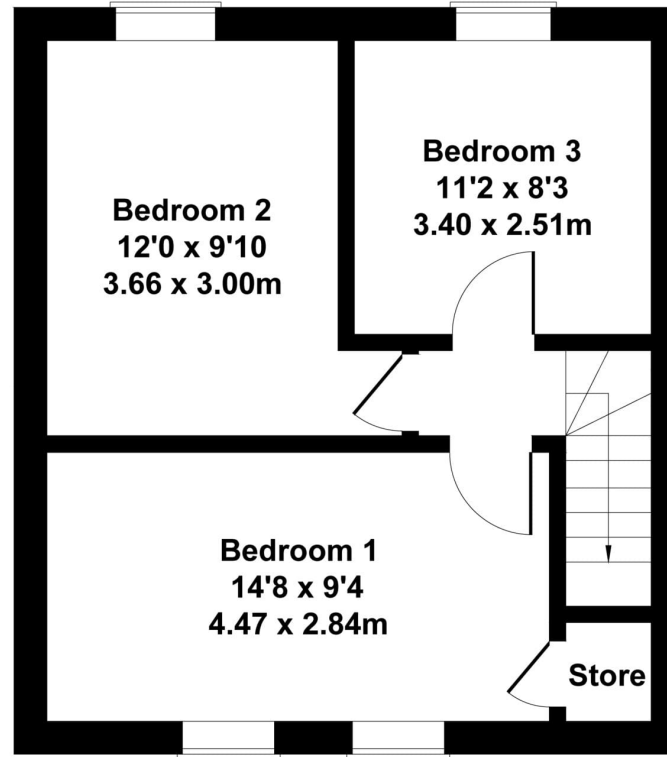
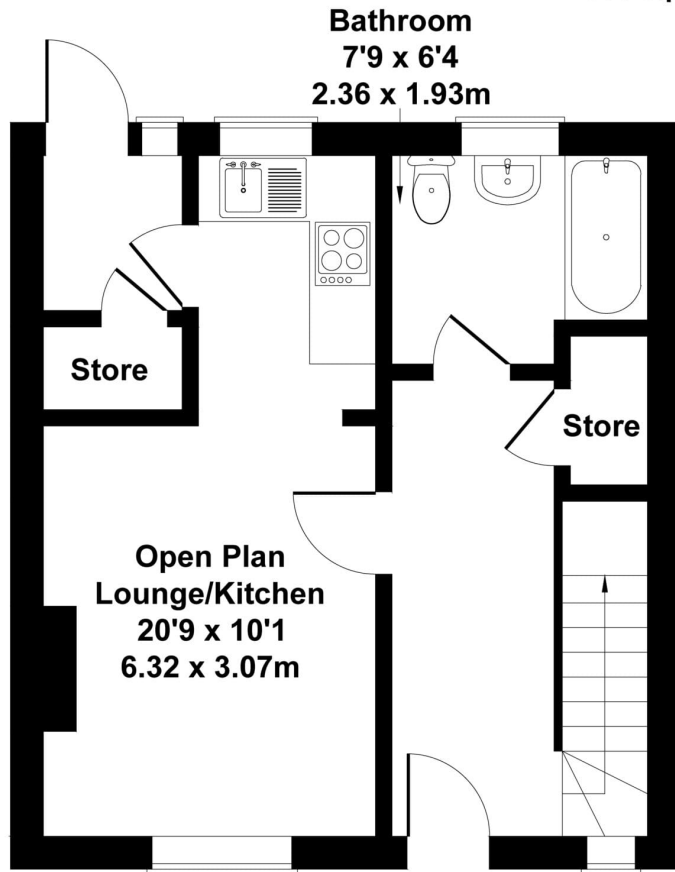
Extras:

Integrated oven, hob, dishwasher, free-standing fridge/freezer, light fittings, blinds and curtain poles.



106 Lanrigg Avenue, Fauldhouse, EH47 9JN

Approximate Gross Internal Area
758 sq ft - 70 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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