



- Spacious Maisonette
- 2 Generous Double Bedrooms
- Fitted Kitchen With Space for Dining
- Bright & Airy Lounge
- Gas Central Heating & Double Glazing
- Bathroom & Separate W.C

**Alba Property View ...**

*"Perfect starter flat or buy to let opportunity- spacious, bright accommodation throughout"*



Alba Property are delighted to present to the market this spacious two bedroom maisonette. Accommodation over two levels comprising of bright lounge/diner, two double bedrooms, modern kitchen/diner, bathroom and separate W.C. Further benefiting from gas central heating, double glazing and handy storage unit on the ground floor. An ideal first-time purchase or buy to let opportunity.

### Accommodation

#### Entrance Hallway

The entrance hallway gives access to the lounge and kitchen. Staircase gives access to the upper landing. Wall board panelling and laminate flooring.

#### Lounge *15' 3" x 13' 4" (4.64m x 4.06m)*

Well proportioned lounge with window to front. A bright room with ample space for a dining table and chairs. Decorated in neutral tones. Laminate flooring. Handy storage cupboard.

#### Kitchen (measurements at widest) *12' 4" x 11' 6" (3.76m x 3.50m)*

Modern kitchen fitted with ample base and wall mounted units and complementing worktops. Striking tile effect wall board. Laminate flooring. Space for a small table and chairs. Integrated oven, hob, hood, dishwasher, fridge and freezer. Window to front.

#### Upper Landing

The upper landing gives access to the two bedrooms, bathroom and W.C.





**Bedroom 1** 15' 10" x 10' 2" (4.82m x 3.10m)

Generous double bedroom with window to side. Ample space for free standing bedroom furniture. Fitted carpet.

**Bedroom 2** 12' 7" x 9' 2" (3.83m x 2.79m)

Second double bedroom with window to front. Built-in storage. Fitted carpet.

**Bathroom** 4' 9" x 5' 5" (1.45m x 1.65m)

The bathroom comprises of white bath and sink. Splash back tiling to walls. Window to front.

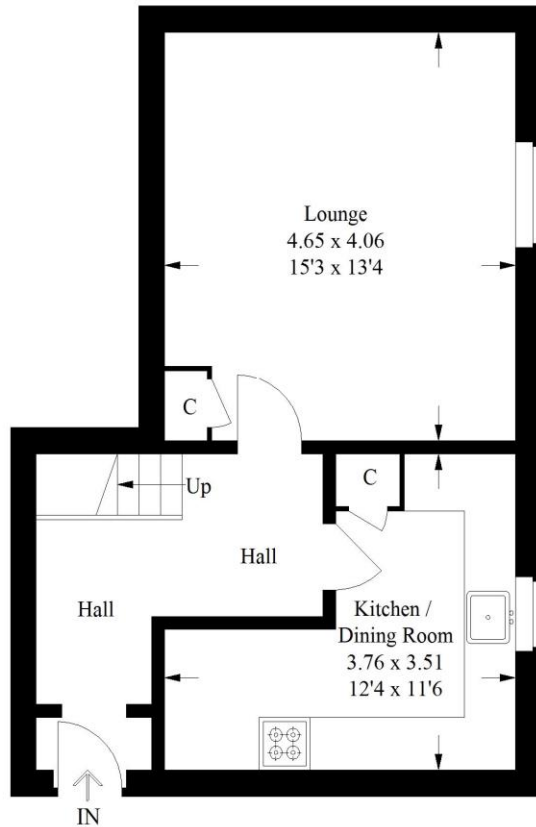
**W.C** 5' 5" x 2' 9" (1.65m x 0.84m)

The property offers a separate W.C. Window to front.

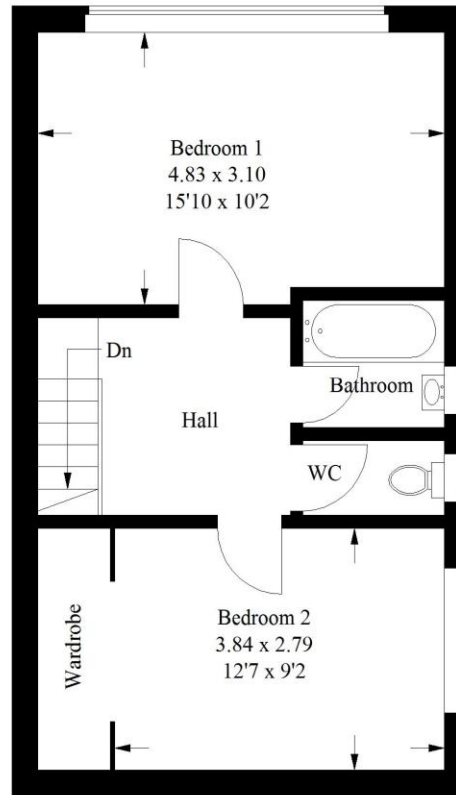


# 61 Church Place, Fauldhouse

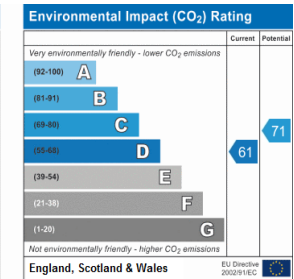
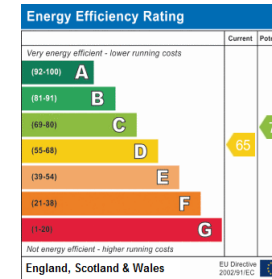
Approximate Gross Internal Area = 79.9 sq m / 860 sq ft



Ground Floor



First Floor



### Extras (Included in Sale)

All floor coverings, blinds, light fittings, integrated oven, hob, hood, dishwasher, washing machine, fridge and freezer. (No warranty)

### Area

Fauldhouse has a good range of local amenities as well as being a short drive to Livingston offering a great range 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 state of the art Sports Centre with swimming pool, range of nursery and primary schooling and local shopping facilities. There are a number of country parks in the vicinity and the village is well placed for access to the M8 motorway giving access throughout central Scotland.

### Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email Sales@AlbaProperty.co.uk

Notes: Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.



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Our Guarantee – No Sale, No Fee.**

