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**2b Eldrick Avenue**  
Fauldhouse, EH47 9BB

**Offers over £235,000**





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## Description

2b Elderick Avenue, Fauldhouse – Spacious Detached Bungalow on Generous Plot

Set within a substantial plot, this spacious detached bungalow offers a rare opportunity for a variety of buyers, especially those seeking comfort, accessibility, and flexibility in a peaceful location.

### Key Features:

**Welcoming Reception Areas:** Enter via a storm porch that opens into a bright reception hallway, creating an inviting first impression.

**Light-Filled Lounge:** A generously sized lounge features a floor-to-ceiling window that bathes the space in natural light, with a gas fireplace offering warmth and character.

**Well-Appointed Kitchen:** The large fitted kitchen is both practical and stylish, with ample wall and base units, worktops, gas hob, electric oven, and a handy breakfast bar. The adjoining dining area makes it perfect for family meals or entertaining.

**Useful Rear Hallway:** Positioned just off the kitchen, the rear hallway includes two built-in cupboards, offering excellent storage solutions.

**Master Bedroom with built-in wardrobes and an en-suite wet room for enhanced accessibility.**

**Bedroom Two includes fitted wardrobes.**

**Bedroom Three opens directly into a spacious**

conservatory, ideal as a relaxing retreat or additional entertaining space.

**Sunlit Conservatory:** French doors lead from the conservatory to the rear garden, creating a seamless indoor-outdoor experience.

**Dedicated Utility Room:** Fully plumbed and accommodating a dishwasher, washing machine, fridge freezer, and tumble dryer—keeping everything tucked away and organized.

**The spacious bedroom completes the accommodation**

**Low-Maintenance Gardens:** Both front and rear gardens are designed for ease of upkeep, featuring mature trees and shrubs. A mono-blocked driveway provides off-street parking and access to the garage.

**Accessibility-Friendly:** A removable wheelchair/pram ramp to the rear entrance ensures flexibility and convenience.

**Modern Heating & Storage:** Recently installed gas boiler and ample built-in storage throughout.

**Location:** Situated in a quiet, established area of Fauldhouse, close to local amenities and transport links.

**Viewing is Essential:** This versatile home must be seen to be fully appreciated

## Local Area

Tel: 01501 733200

Storm Porch  
3'6" x 3'9" (1.08 x 1.15)

Lounge  
11'5" x 17'6" (3.5 x 5.35)

Kitchen Diner  
11'6" x 17'4" (3.52 x 5.3)

Conservatory  
19'11" x 19'0" (widest) (6.09 x 5.8 (widest))

Bedroom 1  
8'10" x 12'3" (2.7 x 3.75)

En Suite Wet Room  
8'2" x 5'4" (2.5 x 1.65)

Bedroom 2  
11'9" x 8'10" (3.6 x 2.7)

Bedroom 3  
8'8" 9'2" (2.65 2.81)

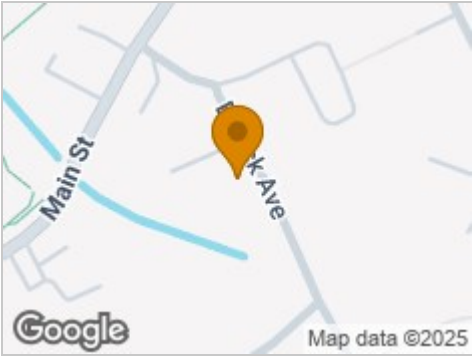
Bathroom  
8'5" x 5'9" (2.58 x 1.76)

Contact Us

To arrange a viewing or for further details please call  
01501 733200 or email [property@sneddons.com](mailto:property@sneddons.com).



Road Map



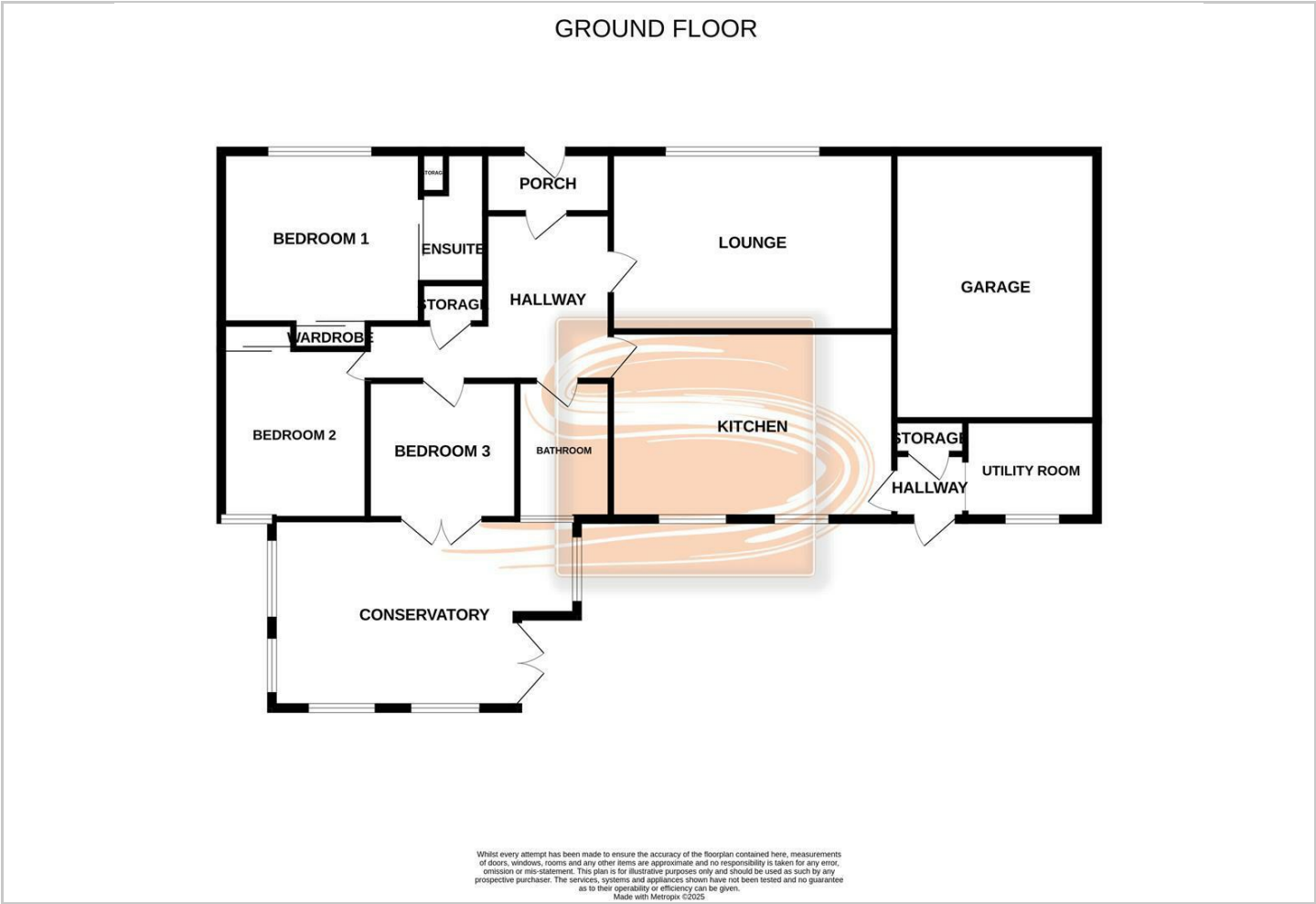
Hybrid Map



Terrain Map



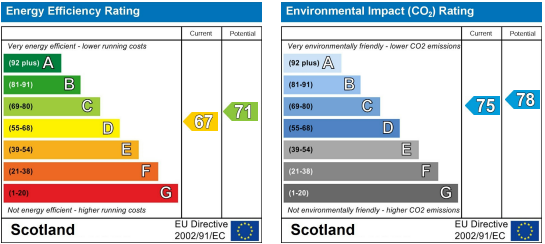
Floor Plan



Viewing

Please contact our Armadale Office on 01501 733200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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