



45 Quarry Road,
Fauldhouse EH47 9HD
Offers Over £129,000

Caesar & Howie
Solicitors & Estate Agents



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An excellent first time buy, investment or downsizing property is offered from this popular style end terraced villa. The property is situated in a well established and sought after area, has good size rooms throughout and holds great further potential. The spacious lounge has a bright front facing aspect and the dual purpose kitchen/diner has a wide range of units and ample space for family table and chairs. Bedrooms and upper landing have generous storage facilities and the bathroom has shower over bath. Public transport, schools, local shops, rail station and amenities are all within reach. Ideal commuting Edinburgh/Glasgow. Easy reach of Bathgate, Livingston etc. Flexible/early entry available. Chain free.

- Entrance hall
- Spacious lounge
- Kitchen/diner
- Three bedrooms
- Bathroom
- GCH & DG
- Low maintenance gardens
- Street parking close by
- Council Tax Band B
- Floor area 88m2 approx

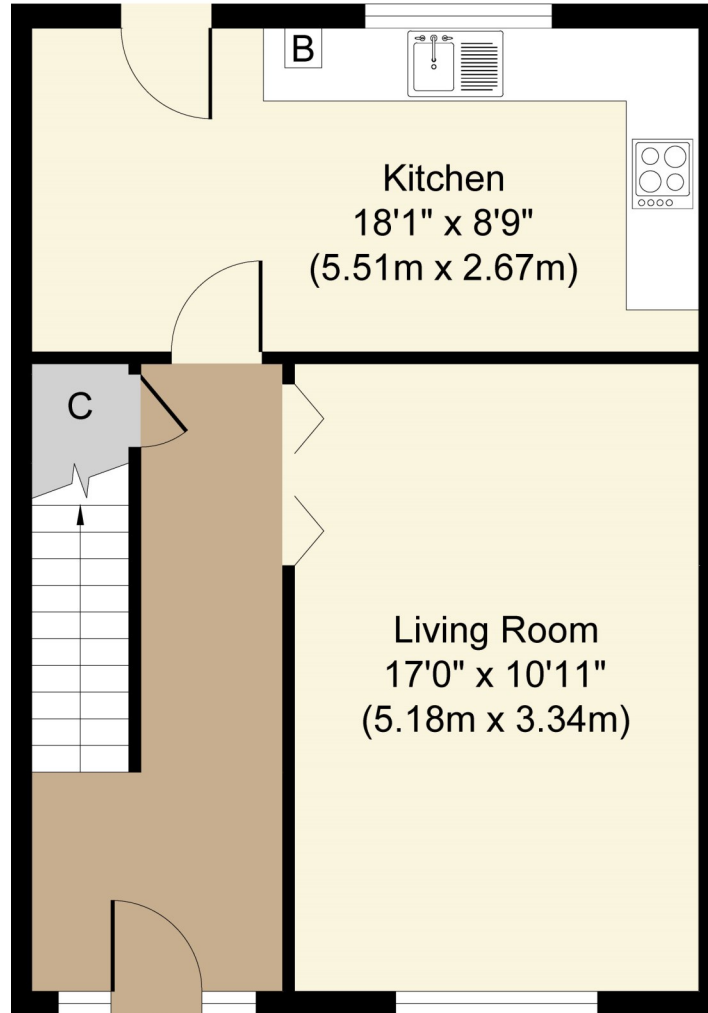


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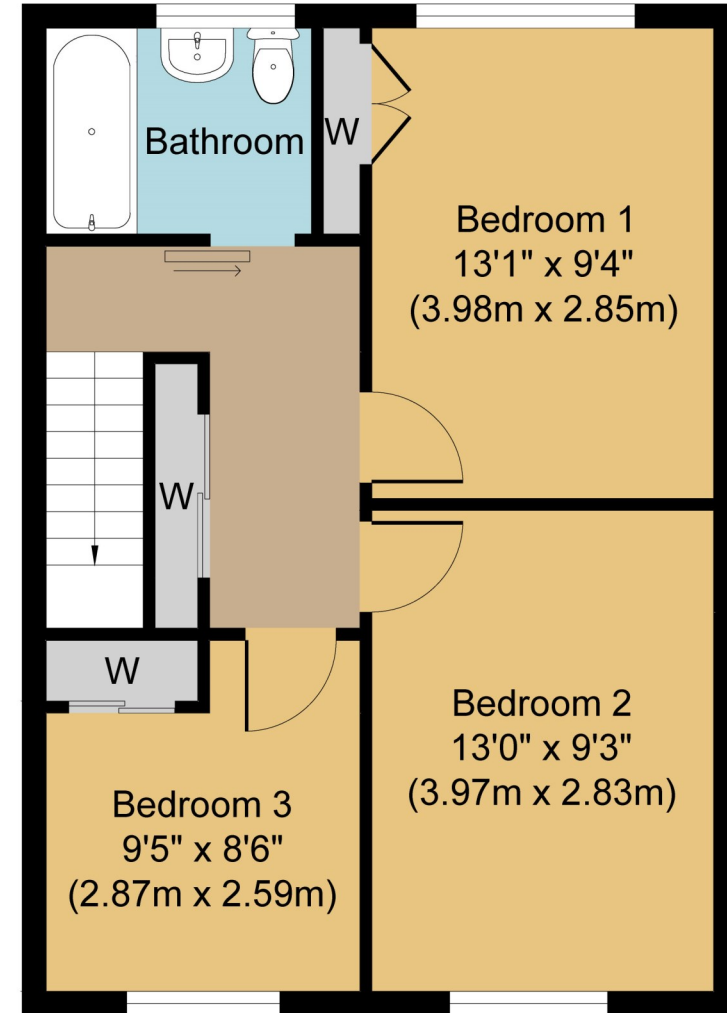
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@[caesar-howie.co.uk](mailto:mam@caesar-howie.co.uk)



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Ground Floor



First Floor

It has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.