

**13 BARTON TERRACE,
FAULDHOUSE
EH47 9LJ**



STEWART WATT & CO.
RESIDENTIAL PROPERTY



Formerly owner occupied and built in the mid Twentieth Century, 13 Barton Terrace is a two storey semi-detached, two bedroom house, set on a quiet residential street in the West Lothian village of Fauldhouse, virtually equidistant between Edinburgh and Glasgow.

VIEWING BY APPOINTMENT ONLY
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OFFERS OVER 155,000

- Two-bedroom semi-detached house
- Combined living room and dining area
- Adjoining kitchen with access to the back garden
- Principal double bedroom with large built-in cupboard
- Further double bedroom
- Shower room
- Established garden with provision for off-street parking
- Double glazing and gas central heating





The house has harled walls and a hipped slate roof. To the front, side and back, it has a well-managed garden with provision for off-street parking.

The front door opens into the hall, with the stair facing. The combined living room and dining area stretch the full depth of the house. A passage forms part of the modern kitchen and offers access to the under stair storage and side door to the garden.

The stair and upper floor landing are naturally lit. The principal bedroom sits to the front of the house and has a large built-in cupboard, the second double bedroom overlooks the back of the house and has a built-in wardrobe. A naturally lit shower room completes the accommodation.

The house is double glazed and has gas central heating.

Combined living room and dining area

Overlooking the front of the house, the living room offers a comfortable and inviting setting, centred around a contemporary fireplace with an elevated hearth and stone effect electric fire. The dining area enjoys its own window, giving the overall space a bright dual aspect. Warm wood flooring runs throughout, complemented by matching dark wood skirtings and doors.

Kitchen

The modern compact galley-style kitchen features light grey, flat-panel cabinetry, grey laminate countertops, a stainless steel sink and integrated appliances. The kitchen has a passage leading directly to the dining area that also provides access to the under stair storage, and garden door.

Two double bedrooms

The principal bedroom has a built-in cupboard that would make an ideal walk-in wardrobe or en-suite shower room. It also currently has a fitted light-wood bridging wardrobe and dresser unit surrounding a central bed space with a built-in headboard and matching side shelving units.

There is a second double bedroom to the back of the house that has a built-in wardrobe.

Shower room

The naturally lit, modern shower room features marble-effect wet walling, a white vanity unit with an integrated basin, a WC, and a chrome ladder-style heated towel rail.

External

The house is set back from the road and, being sited on the corner of Barton Terrace and Scott Place, benefits from a large garden, with a paling fence enclosing it on the road side. Directly in front of the house, there is a lawn, while to the side of the house, a second lawn, divided by two paved areas that are both gated, allows for off street parking. Along the back of the garden there is a large paved area that culminates in a grassed drying green behind the house.

The property is sold as seen, with no additional warranties or guarantees provided

Location

Fauldhouse is a well-established village in West Lothian, positioned between Edinburgh and Glasgow, making it a popular choice for commuters. The village benefits from its own railway station on the Shotts Line, providing regular services to both cities, while the nearby M8 motorway offers excellent road links across Scotland's Central Belt.

The village has an excellent range of everyday amenities including supermarkets, convenience stores, cafés, restaurants, takeaways, healthcare facilities, a pharmacy, library, and the Fauldhouse Partnership Centre that incorporates leisure and community facilities. For a greater choice of shopping and entertainment, Livingston is within easy reach and is home to The Centre and Livingston Designer Outlet.

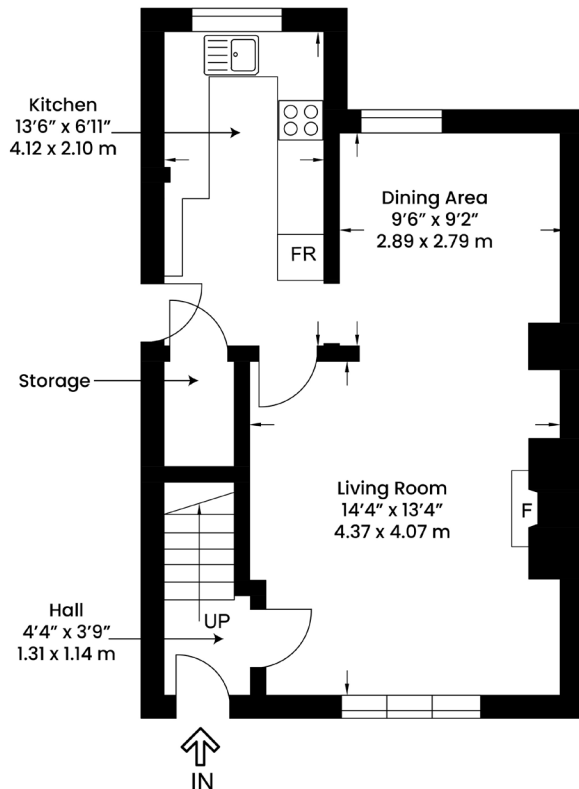
There are two primary schools in the village, Falla Hill and St. John the Baptist RC and secondary schooling is available at nearby Whitburn Academy and St Kentigern's Academy.

Surrounded by attractive countryside, Fauldhouse provides a variety of outdoor recreational opportunities, including woodland walks, local parks, play areas, and nearby Greenburn Golf Course. The area has a strong community spirit, with sports clubs, community groups, and regular local events contributing to its welcoming atmosphere.

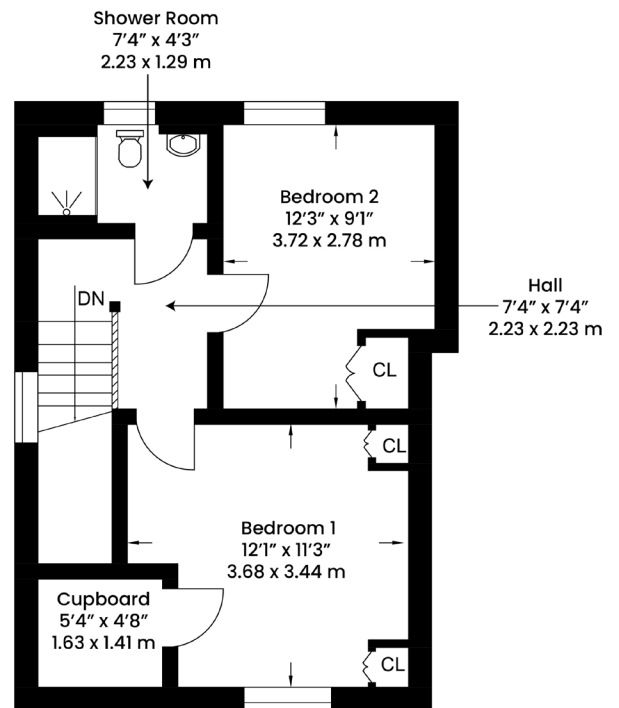
Tenure: Freehold

Council Tax: Band B

EPC: Band C



Ground Floor



First Floor

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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