



## LANRIGG ROAD, FAULDHOUSE OFFERS OVER £95,000

Kirkland Estate Agents are proud to present to the market this opportunity for a proposed buyer to build there very own unique three bedroom detached family home.

Planning permission is accepted on this plot.  
Planning Reference : 0501/FUL/23

For further enquiries please get in touch.

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The plot is situated in a convenient central location to the amenities offered by the town of Fauldhouse including easy access to public transport, shopping and good commuting routes. The area has undergone a large amount of new development over the past several years and hosts its own train station delivering a frequent and reliable service to both Edinburgh and Glasgow. This villa is located on a generously sized corner plot enclosed behind an ornamental brick wall with three sets of double-hung decorative hand-made wrought-iron gates boasting exterior landscaping, a mono-bloc driveway with ample off-street parking for several vehicles and the rear garden is a perfect spot to relax and entertain.

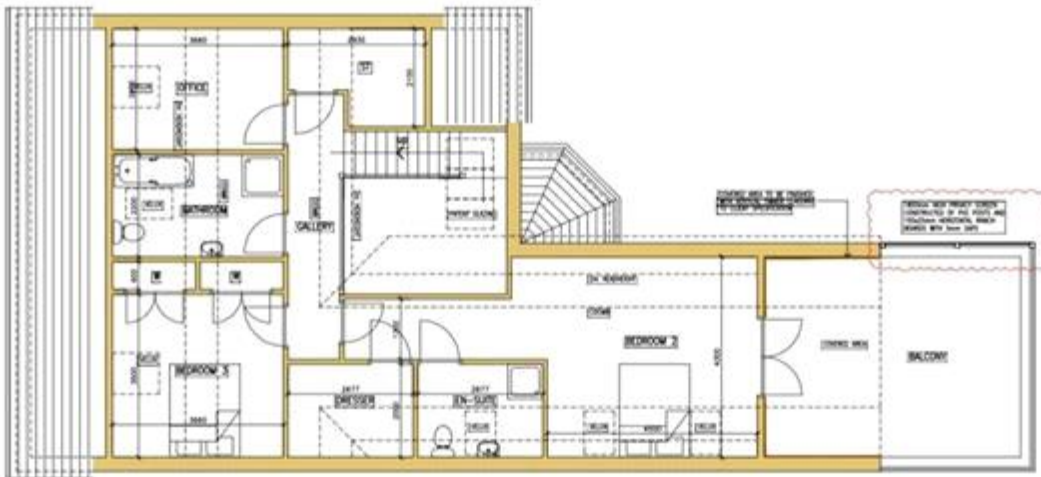




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GROUND FLOOR PLAN (2024 MEAS - 11/11/24)  
(2024 TYPING - 21/11/24)



FIRST FLOOR PLAN (2024 MEAS - 11/11/24)



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.