



4 Greenhill Court, Fauldhouse

Offers Over £135,000



## 4 Greenhill Court, Fauldhouse

Welcome to Greenhill Court, Fauldhouse, a beautifully presented two bedroom mid terrace home offered in true move in condition and perfectly positioned within a popular, well connected residential setting. Benefiting from a private driveway, an allocated parking space and an east facing low maintenance garden.

Upon entering, you are welcomed into a bright entrance hallway. To the right hand side sits the spacious lounge, a generous and inviting living area finished with warm wooden style flooring. This room comfortably accommodates two large sofas along with a media wall setup, while the large front facing window allows plenty of natural light to flood the space, creating a bright and relaxing atmosphere. Just off the lounge is a substantial under stair storage cupboard, ideal for keeping everyday essentials neatly tucked away.

To the rear of the property lies the open plan kitchen and dining area. The kitchen is modern and well laid out, featuring white gloss cabinetry, wooden style worktops, a four point gas hob, integrated oven and space for freestanding appliances including a fridge freezer and washing machine. There is ample worktop preparation space and additional storage, including a useful cupboard within the kitchen itself. A dedicated dining area provides comfortable space for two, and the rear door leads directly out to the east facing garden, enhancing the indoor outdoor flow.

Upstairs, the principal bedroom is positioned to the front of the property and comfortably hosts a king size bed with bedside cabinets. A large storage cupboard serves as an excellent wardrobe space, offering practical built in storage. Bedroom two, located to the rear, can accommodate a small double bed and is currently utilised as a dressing room, demonstrating the room's flexibility to suit individual needs.



The family bathroom has been tastefully upgraded and features attractive panelling and tiling throughout. It comprises a modern three piece suite including a bathtub with overhead shower, complemented by stylish black and chrome fittings. A linen cupboard on the upper landing provides further storage convenience.

Externally, the property benefits from a low maintenance east facing rear garden, enjoying pleasant open views towards Fauldhouse St Andrew's Parish Church, adding a charming and historic backdrop. To the front, there is a private one car driveway, along with a clearly allocated parking space within the nearby bay area.

Greenhill Court is ideally located within the heart of Fauldhouse, a welcoming and well served community. Fauldhouse Train Station is just minutes away, offering excellent transport links to both Edinburgh and Glasgow, making it ideal for commuters. Local schooling includes Falla Hill Primary School and St John the Baptist RC Primary School, both within easy reach. The High Street provides everyday conveniences including Scotmid and a selection of local shops and eateries.

This is a fantastic opportunity to secure a stylish, well maintained home in a convenient and family friendly location.

Sale Inclusions - Tv in lounge, fridge/freezer, cooker, oven.

Home Report Value- £

EPC - C

Council Tax Band - B

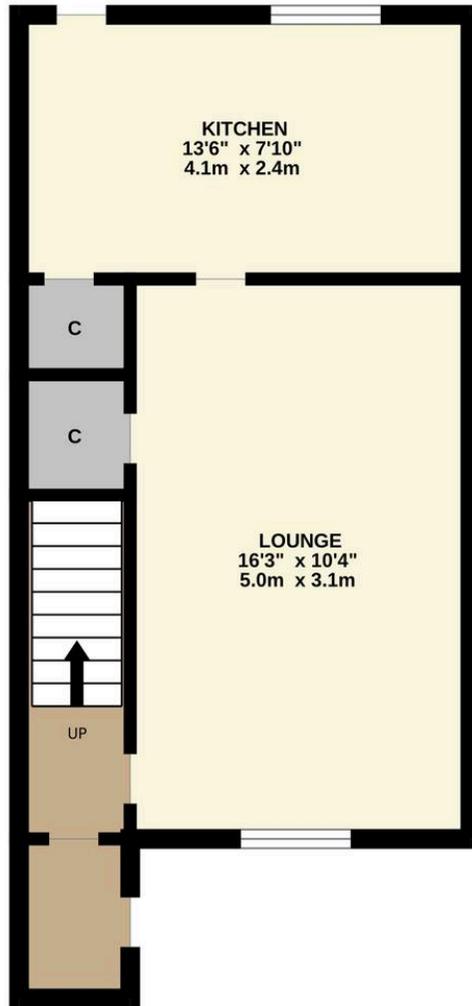
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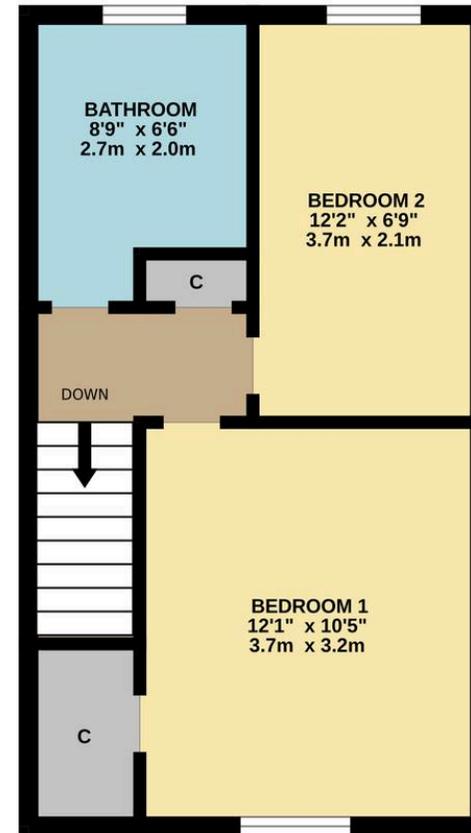
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GROUND FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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## Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

[info@bridges-properties.co.uk](mailto:info@bridges-properties.co.uk)

[www.bridges-properties.co.uk/](http://www.bridges-properties.co.uk/)

