



1 Breichwater Place, Fauldhouse, West Lothian, EH47 9LU



****5 Bedroom Detached New Build Property****

****Available NOW, Viewing Recommended****

Lauren Beresford and RE/MAX Property are delighted to offer to the market this 5 Bedroom Detached New Build Property in Breichwater Place, Fauldhouse, West Lothian, EH47 9LU.

Comprising:

Ground Floor - Entrance Hallway, Lounge, Kitchen/Dining, Integrated Garage, Utility Room, WC.

1st Floor- Bedroom 1 with Dressing Room and Ensuite Bathroom, Bedroom 2 with Shower Ensuite, Bedroom 3 and four-piece family Bathroom.

Top Floor- Bedroom 4, Bedroom 5 and Shower Room.

The property benefits from a monoblock driveway, large rear garden, double glazing and gas central heating.

Fauldhouse has undergone a large amount of new development over the past several years adding to the already well-established town with a range of schooling, shops, post office, financial services, doctor surgery, dentist, community centre, leisure centre, Greenburn golf course, swimming pool, bars and restaurants. Fauldhouse also has its own train station delivering a frequent and reliable service to both Edinburgh and Glasgow, along with its close proximity to the M8 which makes this an ideal location for commuting. Local towns a short drive away include Livingston, Whitburn, Shotts and Harthill.

Reservation requires deposit of £2000, with £1000 refundable if cancelled.

No Factor Fees

Council Tax Band TBC

Freehold Tenure

For more information contact Lauren Beresford on 07546412124 or to register your interest contact the RE/MAX office on 01506 418555





Front

Private Front with monoblock driveway, access to Garage and paths at either side of the property which lead to the rear Garden.

Hallway - 13' 6" x 6' 4" (4.12m x 1.94m)

The Hallway is bright and spacious, giving access to the Lounge, Kitchen/Dining, integrated Garage, Utility, WC and staircase to the upper level. The Hallway has spotlighting, painted walls, one radiator, and an under-stair cupboard.

Lounge - 21' 0" x 10' 10" (6.39m x 3.30m)

Spacious Lounge with front facing windows. Around the room there is two central light fittings, painted walls and one radiator.

Kitchen/Dining - 21' 2" x 11' 3" (6.45m x 3.43m)

Kitchen comprising of: Fitted wall and base units, worktops, integrated white goods, integrated 5 burner gas hobs, integrated double electric oven and stainless-steel sink. There is spotlighting, partially tiled and painted walls, and two radiators. Additionally, there is a rear facing window, space for dining, French doors leading onto the rear garden, and access to the integrated garage.

Utility - 6' 5" x 6' 2" (1.96m x 1.88m)

Located off the Kitchen/ Dining area with access to the WC and rear Garden. There is one central light fitting, painted walls, stainless-steel sink, counter top with space underneath for white goods, and one radiator.

WC - 6' 2" x 3' 8" (1.87m x 1.11m)

Downstairs WC located off of the Utility Room. Comprising of WC and sink with mixer tap. There is spotlighting, partially tiled and painted wall coverings, extractor fan and heated towel rail.

Upper Hallway - 10' 4" x 6' 9" (3.16m x 2.07m)

Hallway giving access to Bedroom 1 with dressing room and four-piece Ensuite, Bedroom 2 with Ensuite Shower Room, Bedroom 3, and four-piece Family Bathroom. There is one central light fitting, painted walls and glass panelled stair banister.

Bedroom 1 - 13' 6" x 10' 9" (4.12m x 3.28m)

Excellent sized double Bedroom facing the front of the property. There is one central light fitting, painted walls and one radiator.

Dressing Room - 8' 5" x 7' 3" (2.56m x 2.20m)

Dressing room with L shaped fitted wardrobes, one central light fitting, painted walls and access to the Ensuite Bathroom.

Four-Piece Ensuite - 7' 0" x 6' 8" (2.14m x 2.02m)

Ensuite Bathroom with an opaque window facing the rear of the property. Comprising of vanity unit with WC and sink with mixer tap, bath with overhead mains shower and shower cubicle with mains operated shower. There is spotlighting, partially tiled wall coverings, extractor fan and heated towel rail..

Bedroom 2 - 9' 6" x 9' 5" (2.9m x 2.87m)

Double Bedroom with a front facing window, fitted glass panelled wardrobes and access to the Ensuite Shower Room. There is one central light fitting, painted walls and one radiator.

Shower Ensuite - 6' 7" x 3' 11" (2.01m x 1.20m)

Ensuite Shower Room with an opaque window onto the front of the property. Comprising of vanity unit with WC and sink with mixer tap, and Shower cubicle with mains operated shower. There is spotlighting, partially tiled and painted wall coverings, extractor fan and heated towel rail.

Bedroom 3 - 9' 11" x 7' 11" (3.01m x 2.41m)

Double Bedroom with a rear facing window and fitted glass panelled wardrobes. There is one central light fitting, painted walls and one radiator.

Family Bathroom - 7' 5" x 6' 7" (2.25m x 2.01m)

Ensuite Bathroom with an opaque window facing the rear of the property. Comprising of vanity unit with WC and sink with mixer tap, bath with overhead mains shower, and shower cubicle with mains operated shower. There is spotlighting, partially tiled wall coverings, extractor fan and heated towel rail.

Top Level Hallway - 6' 7" x 2' 11" (2.00m x 0.88m)

Hallway giving access to Bedroom 4, Bedroom 5 and Shower Room. There is one central light fitting, painted walls and glass panelled stair banister.

Bedroom 4 - 14' 6" x 10' 9" (4.41m x 3.27m)

Double Bedroom on the Left-hand side of the top level, the room has plenty of space for storage and two Velux windows facing the rear of the property. There is one central light fitting, painted walls and one radiator.

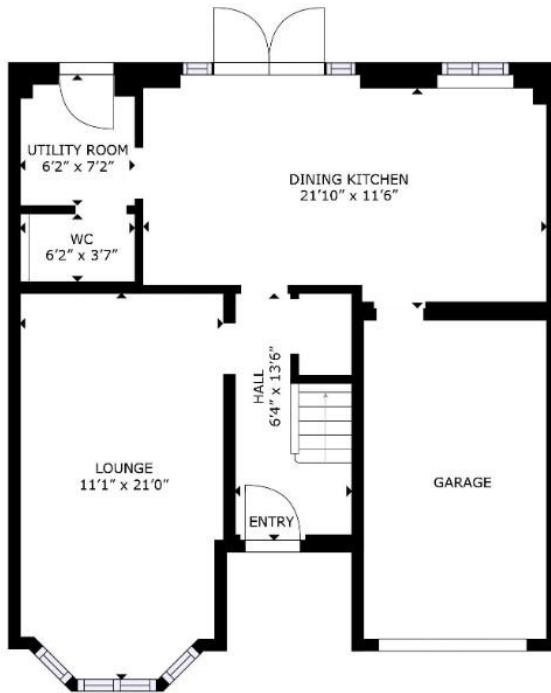
Bedroom 5 - 14' 6" x 9' 9" (4.43m x 2.96m)

Double Bedroom on the Right-hand side of the top level, the room has plenty of space for storage and two Velux windows facing the rear of the property. There is one central light fitting, painted walls and one radiator.

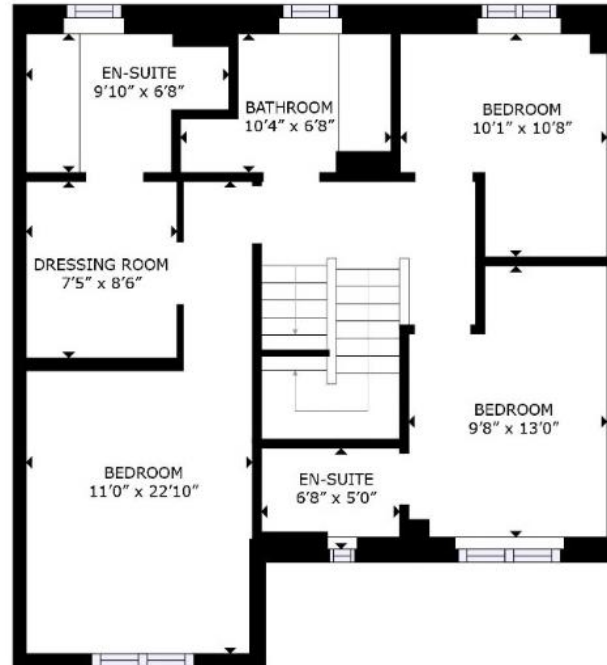
Top Level Shower Room - 6' 8" x 5' 1" (2.03m x 1.55m)

Shower Room comprising of: WC, sink with mixer tap and corner shower cubicle. There is spotlighting, partially tiled walls, extractor fan, rear facing windows and one radiator.

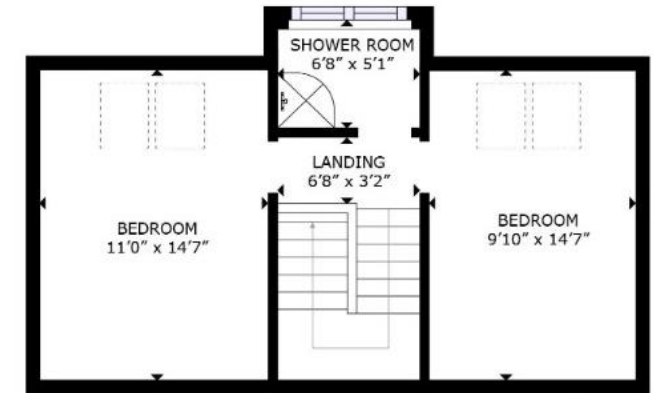




GROSS INTERNAL AREA
 1ST FLOOR: 664 sq. ft, 2ND FLOOR: 782 sq. ft
 3RD FLOOR: 435 sq. ft
 TOTAL: 1,881 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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