



28 Breichwater Place, Fauldhouse, Bathgate, West Lothian, EH47 9LU



****3 Bedroom Detached Property with
Two Car Driveway And Large Garden****

Beautiful villa set on the edge of the village with an amazing dining kitchen, a must see for your viewing list! This 3 Bedroom Detached Property is situated in Breichwater Place, Fauldhouse, Bathgate, West Lothian, EH47 9LU. Comprising of: Entrance Hallway, Downstairs WC, Lounge, Kitchen, Three Double Bedrooms, Ensuite, Family Bathroom and Private Rear Garden. The property benefits from Solar Panels, gas central heating, double glazing and private two car driveway.

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.

No Factor Fees
Council Tax Band
Freehold Tenure





Hallway - 10' 2" x 4' 2" (3.11m x 1.27m)

Enter into the bright and spacious Hallway, giving access to the WC, Lounge, Kitchen and staircase to the upper level. The Hallway has one central light fitting, painted walls, one radiator, a built-in cupboard and laminate flooring.

Lounge - 17' 3" x 12' 6" (5.26m x 3.80m)

Generous sized Lounge with a front facing window, two glass panelled double doors leading to the Kitchen/Dining and under stair storage. Around the room there is one central light fitting, painted walls, one radiator and carpet flooring.

Kitchen/Dining - 20' 10" x 11' 1" (6.34m x 3.39m)

Enter through two glass panelled double doors into the Kitchen and dining area. Comprising of: Fitted wall and base units, extractor hood, integrated fridge and freezer, integrated washing machine, integrated dishwasher, integrated 5-point gas hob with electric oven and a stainless-steel sink with a mixer tap. There is one central light fitting and spotlights, splashback and painted walls, one radiator and laminate. Additionally, there is a rear facing window, space for additional storage units or a dining table and two French doors leading out to the rear garden.

WC - 6' 0" x 5' 3" (1.84m x 1.60m)

Located at the entrance to the home, this room includes a WC and a sink unit with mixer tap and two cupboards underneath. There is one central light fitting, painted and wet wall coverings, a front facing opaque window, one radiator and vinyl flooring.

Bedroom 1 - 13' 11" x 9' 5" (4.25m x 2.86m)

Master Bedroom with mirrored sliding wardrobes and a Shower Ensuite. There is one central light fitting, painted walls, a rear facing window, one radiator and carpet flooring.

Ensuite - 8' 3" x 3' 11" (2.52m x 1.19m)

Ensuite Shower Room comprising of: WC, sink unit with mixer tap and cupboard space underneath, and a rectangular shower cubicle with an overhead shower which operates from the mains. There is one central light fitting, extractor fan, wet wall and painted walls, a side facing opaque window, one radiator and vinyl flooring.

Bedroom 2- 12' 10" x 10' 3" (3.90m x 3.13m)

Double Bedroom with one front facing window and mirrored panelled sliding wardrobes. There is one central light fitting, painted walls, one radiator and carpet flooring.

Bedroom 3 - 12' 3" x 10' 2" (3.73m x 3.11m)

Double Bedroom with one front facing window and two built-in storage cupboards. There is one central light fitting, painted walls, one radiator and carpet flooring.

Family Bathroom - 8' 4" x 6' 7" (2.53m x 2.01m)

Four-piece family Bathroom comprising of: WC and sink unit with mixer tap and cupboard space underneath, a bath with a hot and cold tap, and a shower cubicle with a handheld mains operating shower. Around the room there is one central light fitting, extractor fan, a rear facing opaque window, wet wall and painted walls, one radiator and vinyl flooring.

Upper Landing - 10' 3" x 7' 8" (3.13m x 2.34m)

Upper Landing giving access to Master Bedroom, Bedroom 2, Bedroom 3, a four-piece Bathroom, a built-in cupboard space and the attic. The open space has one central light fitting, a window facing the side of the property, painted walls, one radiator, feature stair spindles and carpet flooring.

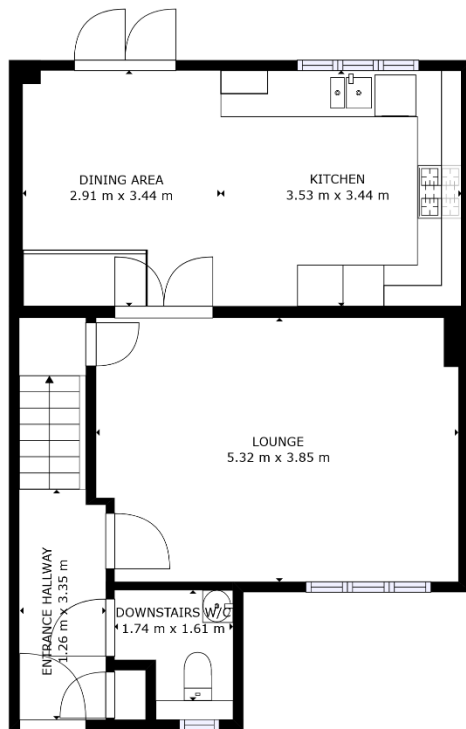
Front

Private front with grassed areas, a slabbed path and a two car monoblock driveway. There is plenty of guest parking surrounding the property.

Rear

Private Rear Garden with fence surround and access via gate. There is a slabbed patio area, grassed area and a raised flower bed.

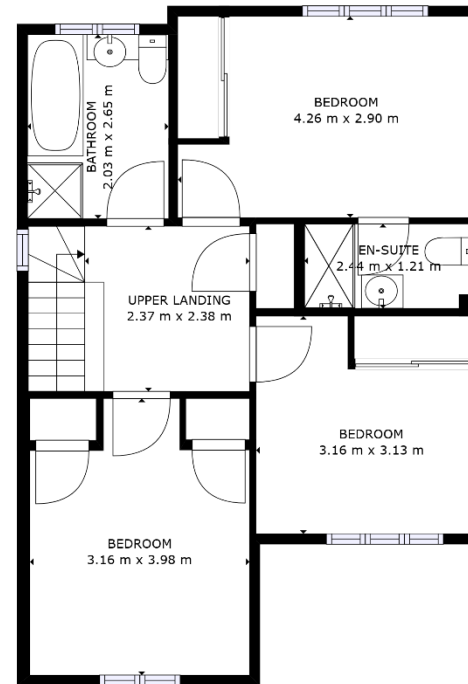




GROSS INTERNAL AREA
 FLOOR 1: 54 m², FLOOR 2: 54 m²
 TOTAL: 108 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 54 m², FLOOR 2: 54 m²
 TOTAL: 108 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

RE/MAX House, Fairbairn Road, Livingston EH54 6TS
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These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		89
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		88
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland	EU Directive 2002/91/EC	

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