



Plot 1 Breich Water Place, Fauldhouse

Offers Over £300,000



## Plot 1 Breich Water Place

### Fauldhouse

From the moment you arrive, this impressive five bedroom detached home makes a strong first impression. The attractive façade, bay window frontage and generous monoblock driveway leading to the integral garage give the property immediate kerb appeal.

Step through the front door and into the welcoming hallway, where a useful under stair storage cupboard keeps everyday essentials neatly tucked away.

To your left, the lounge is a beautifully proportioned space, centred around a bright bay window that floods the room with natural light. It's an inviting setting for relaxed evenings or entertaining guests.

Continue through the hallway and you arrive at the heart of the home, the contemporary kitchen with dedicated dining area. Fitted with sleek white cabinetry, black marble effect worktops and stylish grey tiling, the space feels modern and fresh. French doors open directly onto the rear decking, creating an effortless flow for indoor outdoor living and summer gatherings. A door from the kitchen provides access to the integral garage.

Just off the kitchen is a practical utility room, complete with sink, appliance space and rear door access to the garden, along with a convenient downstairs WC.

Upstairs to the first floor, the principal suite sits to the front of the property, offering generous proportions and a dedicated dressing area. The en-suite bathroom is finished with contemporary grey marble effect wet wall and features both a separate bath and shower, a true retreat at the end of the day.

Next door, you'll find the family bathroom, finished to the same modern standard with grey marble effect wet wall and a bath with shower over.



Across the hallway are Bedrooms Two and Three. Bedroom Two benefits from built in storage and its own stylish en-suite shower room, while Bedroom Three enjoys rear facing views and integrated storage, making it perfectly suited as a single bedroom, nursery or home office.

Continue up to the second floor and you'll find two further well proportioned bedrooms, both enhanced by Velux windows that fill the rooms with natural light. A further bathroom with shower serves this level, offering excellent flexibility for larger families, guests or multi generational living.

Externally, the fully enclosed rear garden features a decked patio area directly accessed from the kitchen, perfect for outdoor dining and enjoys uninterrupted open views, providing a wonderful sense of space and privacy.

The location further enhances the appeal of this home, with Breichwater Place enjoying a quiet yet highly convenient setting within Fauldhouse. Local shops, cafés and everyday amenities on the Main Street are close by, while Primary Schools and Fauldhouse Train Station are both within easy reach, providing excellent links to Edinburgh, Glasgow and surrounding areas. Well served by road and rail, yet tucked away within a peaceful residential setting, this is a home that truly offers the best of village living with modern connectivity.



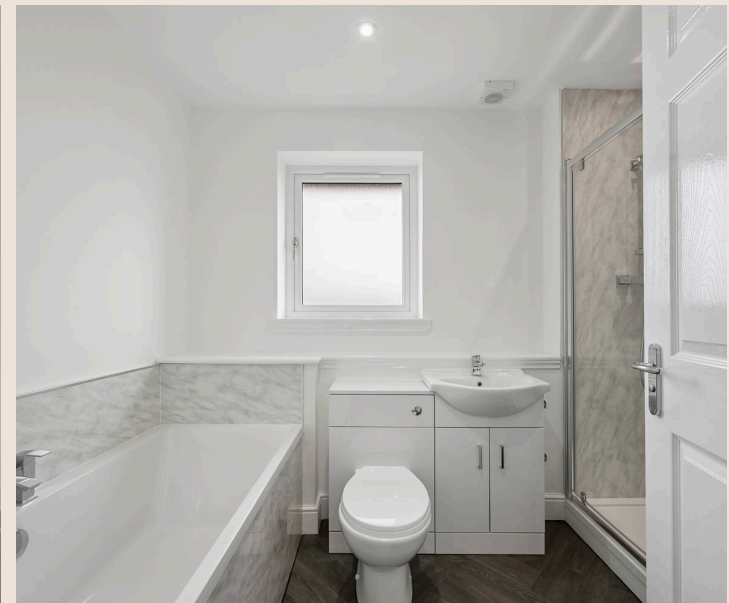


Presented as a true blank canvas throughout, this substantial home offers buyers the rare opportunity to personalise and finish to their own taste while enjoying generous, modern family living across three levels.

EPC Rating: A

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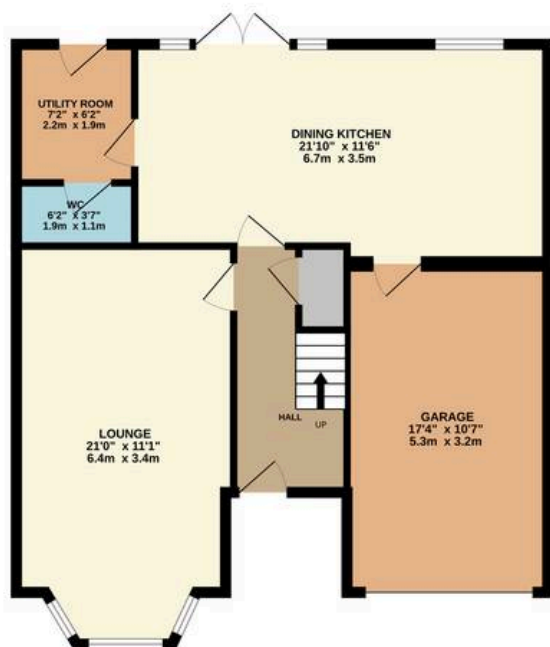
- Chain Free
- Blank Canvas Interior Ready For Personalisation
- Contemporary Kitchen With Dining Area
- Two En-Suites Plus Two Additional Bathrooms
- Integral Garage
- Uninterrupted Open Rear Views



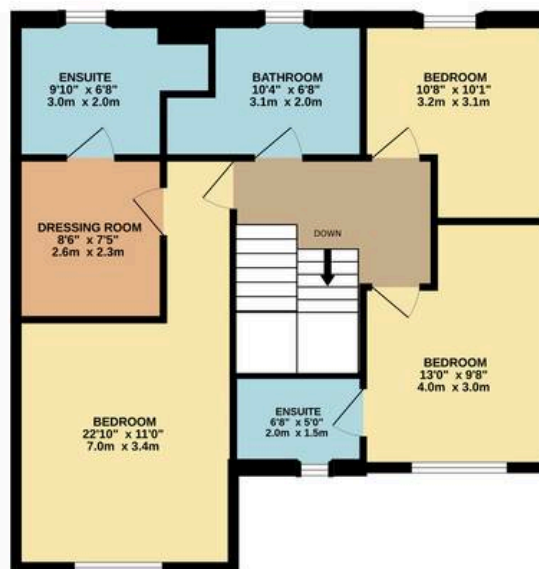




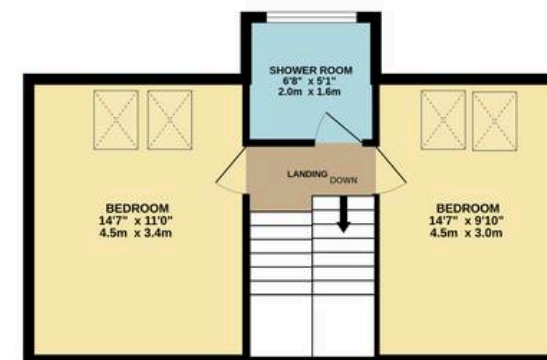
GROUND FLOOR



1ST FLOOR



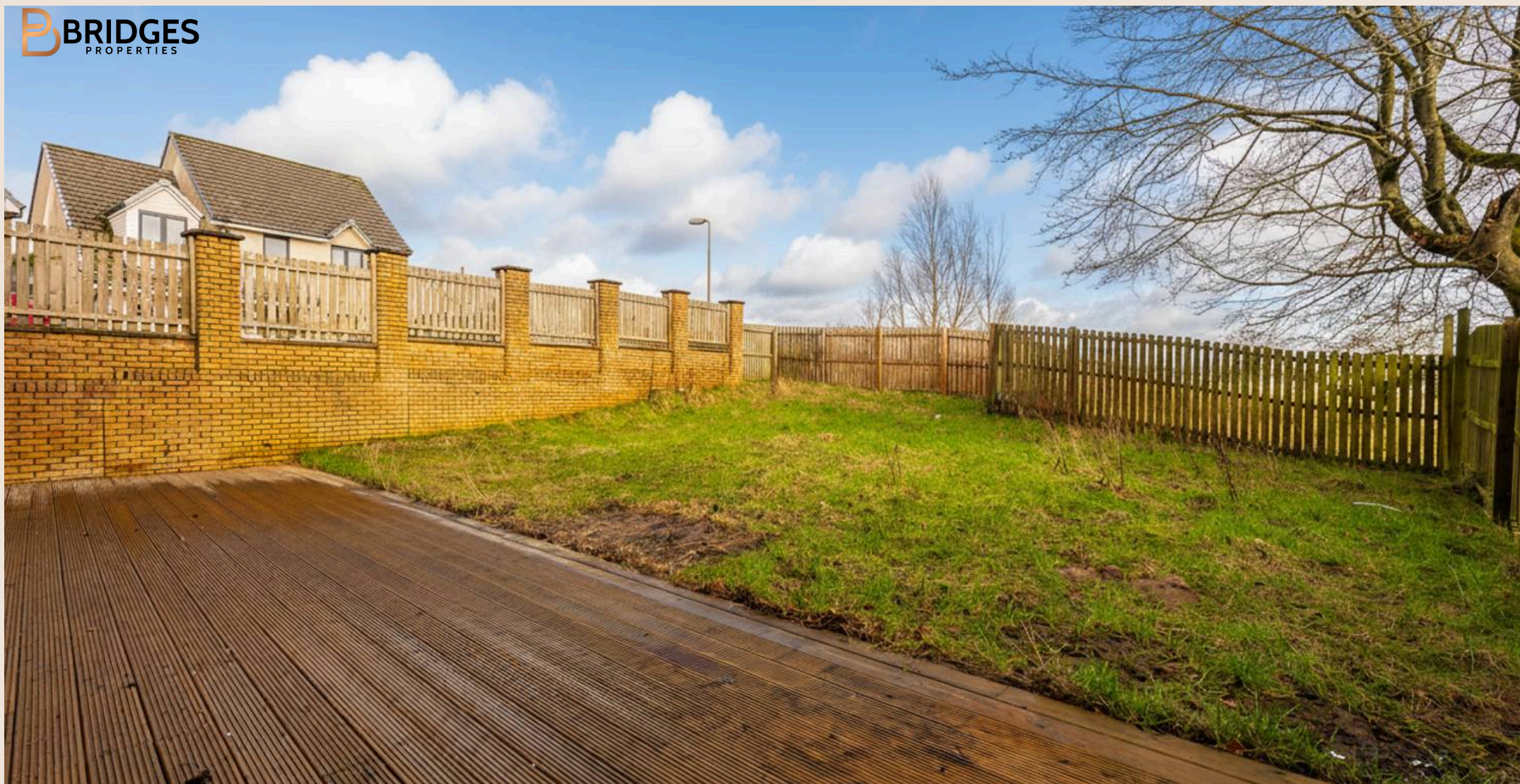
2ND FLOOR



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