



Plot 33 Breichwater Place, Fauldhouse

Bathgate

Offers Over **£310,000**



Plot 33 Breichwater Place

Fauldhouse, Bathgate

Introducing 33 Breichwater Place, Fauldhouse – a remarkable new property in an exclusive development, meticulously completed and featuring several upgrades rarely found in new builds. This property is a must-see, seamlessly blending modern luxury with convenience. Strategically situated just a short drive from Fauldhouse Train Station, this home offers an ideal location for commuters with direct services to both Edinburgh and Glasgow. Nearby, excellent schooling options and a range of amenities further enhance the appeal of this prime address.

Upon entering the property you will immediately notice the upgraded glass banister and the direct view to the rear garden creating a bright and airy ambiance. Herringbone flooring spans the entire ground floor, imparting a warm and welcoming atmosphere.

Leading into the generous lounge, perfect for gatherings and relaxation, setting the tone for the heart of the home.

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A



Following on into the truly outstanding kitchen/diner. Charcoal cabinetry complements white marble-effect work surfaces, while integrated appliances add practicality. The spacious dining area, bathed in natural light through double doors, extends the entertaining space seamlessly into the outdoors during warmer months.

Conveniently accessed from the kitchen, the utility room features space for a washing machine and direct access to the rear garden.

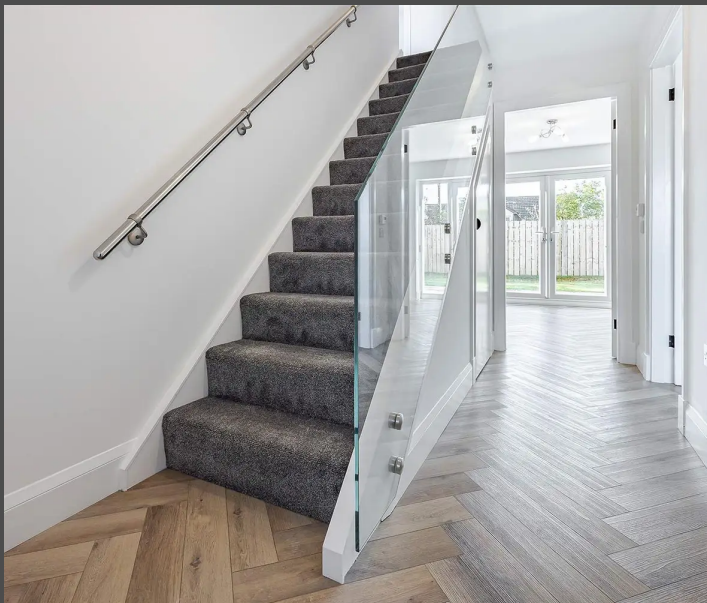
The downstairs W/C, adorned with modern white marble-effect tiling, adds a touch of style.

Ascending upstairs reveals four generously proportioned bedrooms, all enhanced with new grey carpeting, and three boasting mirrored built-in wardrobes. The primary bedroom is a retreat in itself, featuring a stylish en-suite shower room with a mains rainfall shower and chrome accents.

The family bathroom continues the theme of luxury with stunning tiling, a grey vanity unit, and a mains rainfall shower.

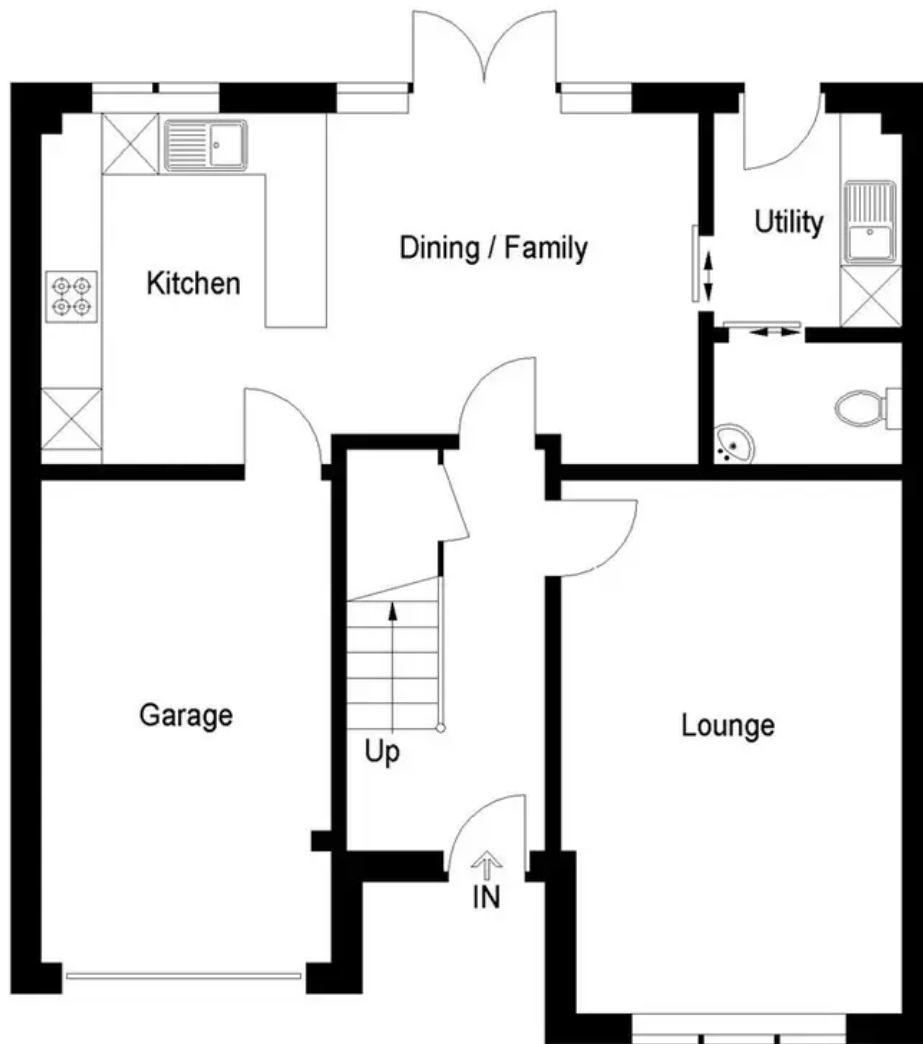
Externally, the property is graced with a front garden laid to lawn, a monoblock driveway accommodating two cars, and a fully landscaped rear garden. The latter includes a paved patio seating area, perfect for outdoor enjoyment, and an area laid to lawn.

In summary, 33 Briechwater Place embodies contemporary living, where thoughtful design and quality finishes converge to create a home that transcends expectations. Arrange your viewing today to experience the epitome of modern luxury living.

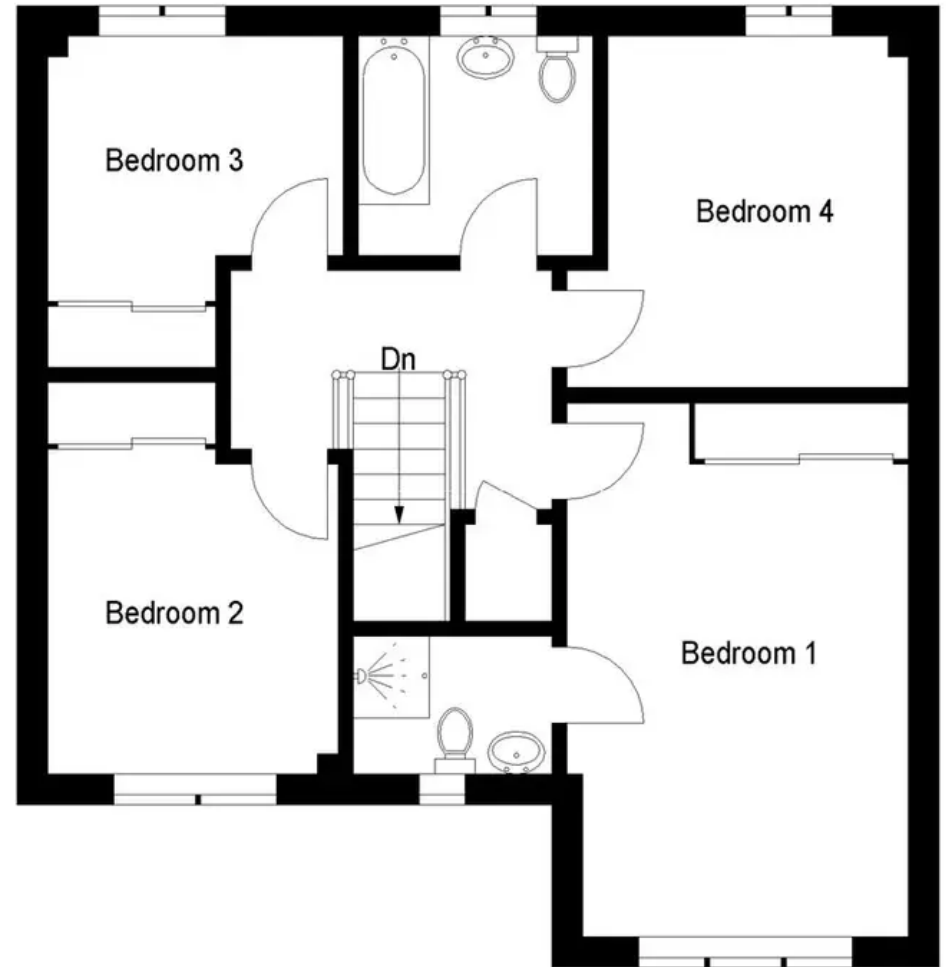




Approximate Gross Internal Area (Including Garage) = 136.8 sq m / 1473 sq ft

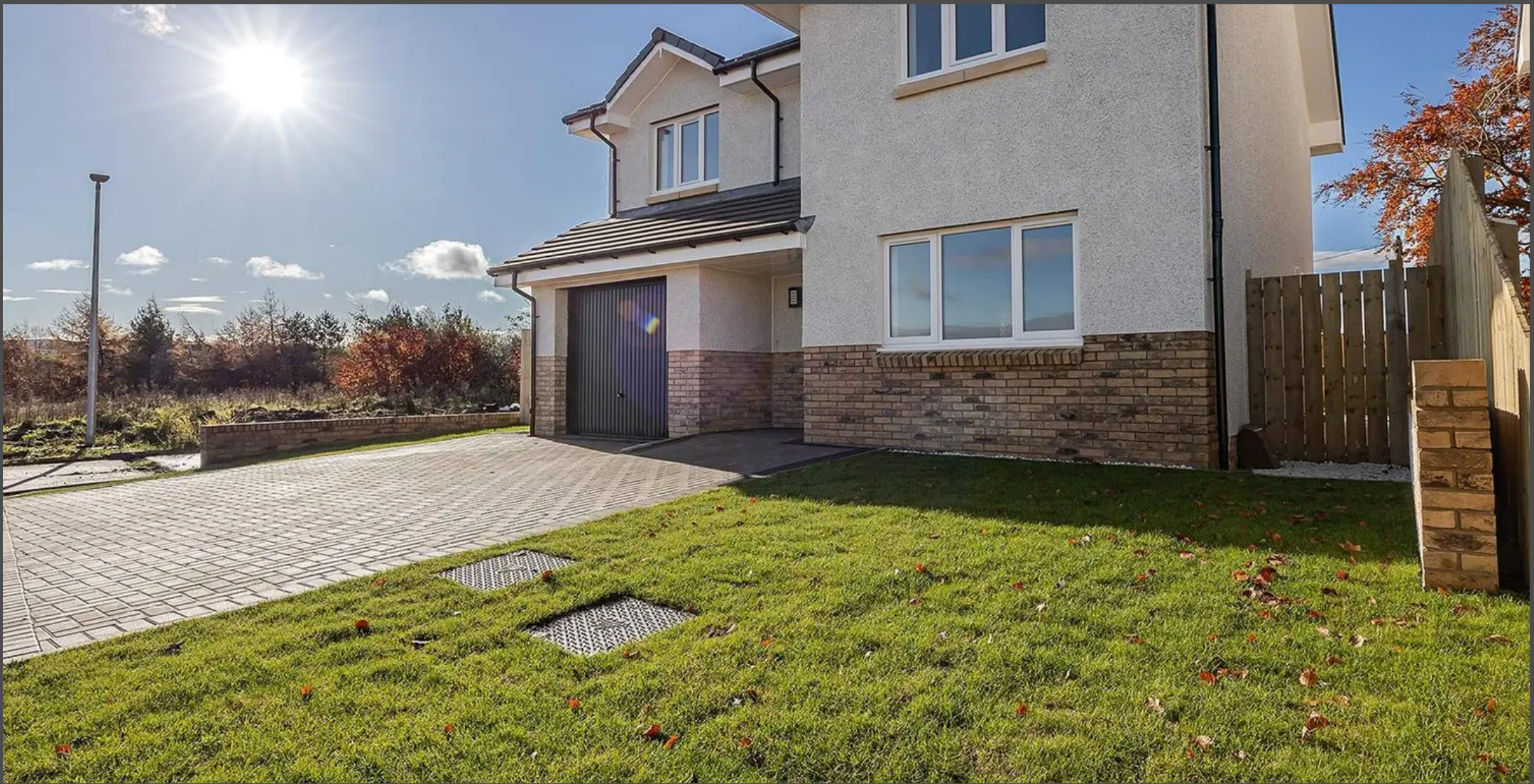


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1025957 / Ref:86607)



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