



**Plot 34 Breichwater Place, Fauldhouse**

Fauldhouse

Fixed Price **£320,000**



## Plot 34 Breichwater Place

- Photographs are for marketing purposes only.
- Choose from a range of additional extras and upgrades, to personalise your new home.

Introducing 34 Breichwater Place, Fauldhouse – a remarkable new property which offers the opportunity for customisation, as well as high standard quality of build. 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 direct view to the rear stunning landscaped garden, seamlessly blending indoor/outdoor living, and creating a bright and airy ambiance.

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

Following on into the truly outstanding kitchen/diner which boasts a spacious dining area, bathed in natural light through French doors, extending 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, completes the ground level and adds a touch of style and convenience.



Ascending upstairs reveals four generously proportioned bedrooms, all enhanced with new grey carpeting, and two 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 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, 34 Breichwater Place is at a stage where you can choose from a range of additional extras and upgrades, allowing you to personalise every detail and truly make this house your home.

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

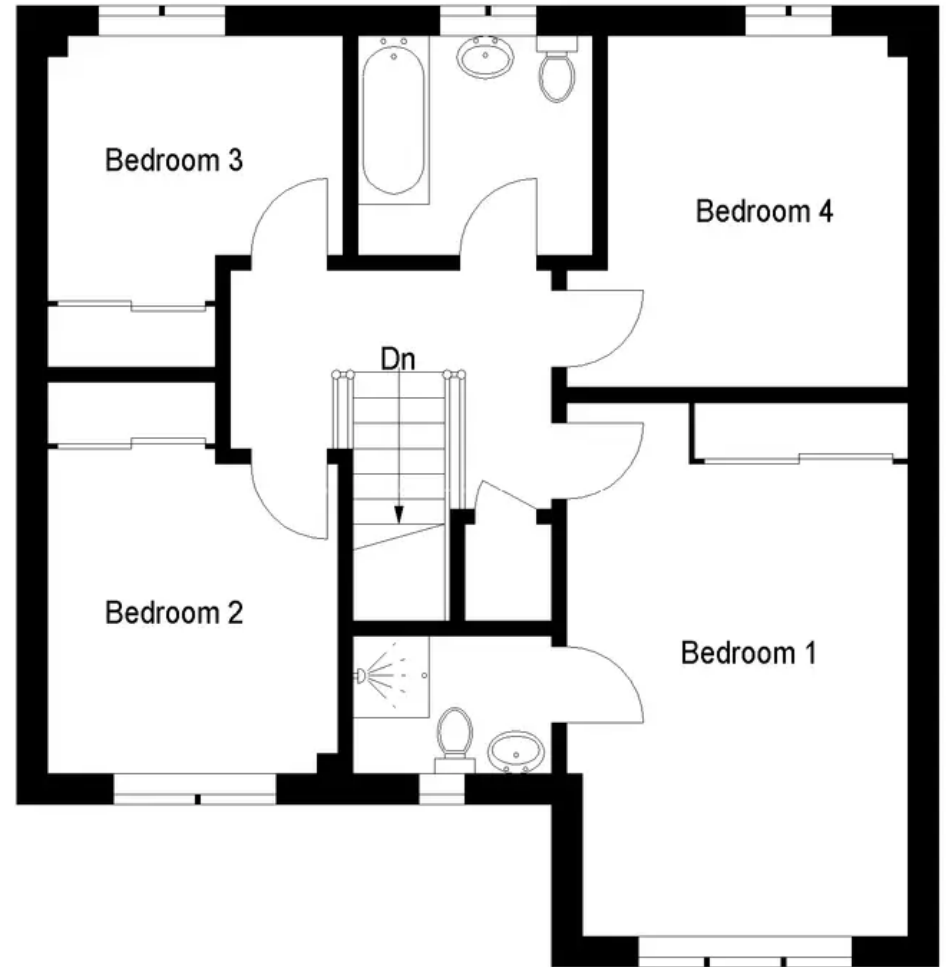




Approximate Gross Internal Area (Including Garage) = 136.8 sq m / 1473 sq ft



Ground Floor



First Floor

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



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