



9a Willowbrae, Fauldhouse

Offers Over £95,000



9a, Willowbrae

Fauldhouse

Nestled in the charming and traditional village of Fauldhouse, this expansive, south-facing plot of land spans approximately 905m², offering an exceptional opportunity for those seeking a tranquil yet accessible location to build their ideal home. The generous size and level nature of the plot present an ideal canvas for developing a stunning property, with outline planning permission already granted for a one or one-and-a-half storey, 4/5 bedroom residence.

The planning reference (O541/P/23) is valid until 2029, providing ample time to create your dream home in a highly desirable, well-established community. The Developer's Contribution under Section 69 has already been settled, ensuring a smooth and efficient planning process.



One of the standout features of this plot is the exclusive private access, ensuring privacy and tranquillity while still being perfectly connected to the wider area. Situated just moments from the M8 junction and with easy access to the A71, commuting to both Edinburgh and Glasgow is a breeze. The village also boasts a train station with frequent services to both cities, further enhancing the convenience of this location. The plot enjoys the best of both worlds—offering a peaceful, rural setting with the convenience of city access. A short five-minute walk brings you to the Greenburn Golf Club, while key local amenities, including Aldi and Lidl supermarkets, are only a 10-minute drive away. Families will appreciate the excellent range of local schools catering to all ages, ensuring that educational needs are easily met within the village. The location is highly beneficial for commuting to both Lanarkshire and Livingston, making it ideal for those looking for accessibility alongside a tranquil setting.

The plot is in a prime position to take advantage of the area's natural beauty and peaceful atmosphere, yet is just a stone's throw from the amenities and transport links that make urban life so accessible.

This is a rare opportunity to secure a slice of countryside tranquillity in a location that combines the best of rural living with urban convenience. Whether you are looking to build your forever home or expand your property portfolio. This plot offers incredible potential and value in one of the area's most sought-after locations.

Tenure: Freehold





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