



1 Breichwater Place, Fauldhouse, West Lothian, EH47 9LU



RE/MAX PROPERTY

Modern new build with three floors, spacious living areas, integrated garage, monoblock driveway, large garden, and close to amenities and transport links.

Lauren Beresford and RE/MAX Property are delighted to offer to the market this 5 Bedroom Detached New Build Property in Breichwater Place, Fauldhouse, West Lothian, EH47 9LU. Comprising:

Ground Floor - Entrance Hallway, Lounge, Kitchen/Dining, Integrated Garage, Utility Room, WC.

1st Floor- Bedroom 1 with Dressing Room and Ensuite Bathroom, Bedroom 2 with Shower Ensuite, Bedroom 3 and four-piece family Bathroom.

Top Floor- Bedroom 4, Bedroom 5 and Shower Room.

The property benefits from a monoblock driveway, large rear garden, double glazing and gas central heating.

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.

Reservation requires deposit of £2000, with £1000 refundable if cancelled.

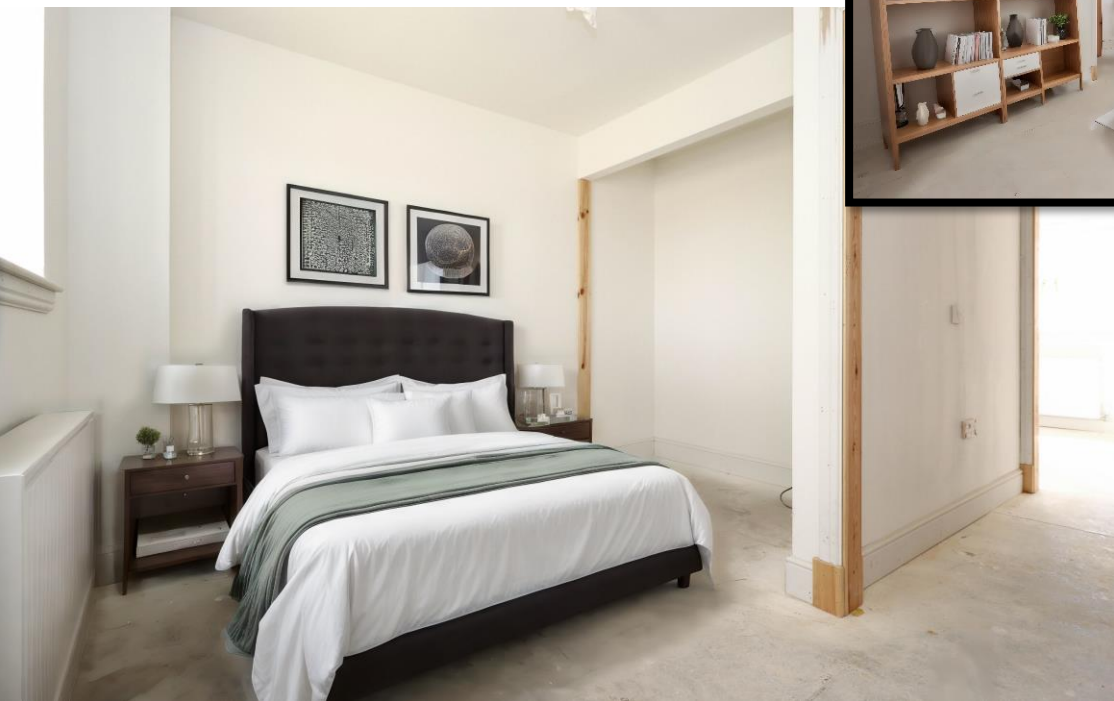
No Factor Fees

Council Tax Band TBC

Freehold Tenure

Please note that some of the images featured on this listing may have been digitally staged with furniture for illustrative purposes.





Front

Private Front with monoblock driveway, access to Garage and paths at either side of the property which lead to the rear Garden.

Hallway - 13' 6" x 6' 4" (4.12m x 1.94m)

The Hallway is bright and spacious, giving access to the Lounge, Kitchen/Dining, integrated Garage, Utility, WC and staircase to the upper level. The Hallway has spotlighting, painted walls, one radiator, and an under-stair cupboard.

Lounge - 21' 0" x 10' 10" (6.39m x 3.30m)

Spacious Lounge with front facing windows. Around the room there is two central light fittings, painted walls and one radiator.

Kitchen/Dining - 21' 2" x 11' 3" (6.45m x 3.43m)

Kitchen comprising of: Fitted wall and base units, worktops, integrated white goods, integrated electric hobs, integrated double electric oven and stainless-steel sink. There is spotlighting, partially tiled and painted walls, and two radiators. Additionally, there is a rear facing window, space for dining, French doors leading onto the rear garden, and access to the integrated garage.

Utility - 6' 5" x 6' 2" (1.96m x 1.88m)

Located off the Kitchen/ Dining area with access to the WC and rear Garden. There is one central light fitting, painted walls, stainless-steel sink, counter top with space underneath for white goods, and one radiator.

WC - 6' 2" x 3' 8" (1.87m x 1.11m)

Downstairs WC located off of the Utility Room. Comprising of toilet and sink with mixer tap. There is spotlighting, painted walls, extractor fan and heated towel rail.

Upper Hallway - 10' 4" x 6' 9" (3.16m x 2.07m)

Hallway giving access to Bedroom 1 with dressing room and four-piece Ensuite, Bedroom 2 with Ensuite Shower Room, Bedroom 3, and four-piece Family Bathroom. There is one central light fitting, painted walls and glass panelled stair banister.

Bedroom 1 - 13' 6" x 10' 9" (4.12m x 3.28m)

Excellent sized double Bedroom facing the front of the property. There is one central light fitting, painted walls and one radiator.

Dressing Room - 8' 5" x 7' 3" (2.56m x 2.20m)

Dressing room with L shaped fitted wardrobes, one central light fitting, painted walls and access to the Ensuite Bathroom.

Four-Piece Ensuite - 7' 0" x 6' 8" (2.14m x 2.02m)

Ensuite Bathroom with an opaque window facing the rear of the property. Comprising of vanity unit with toilet and sink with mixer tap, bath with overhead mains shower and shower cubicle with mains operated shower. There is spotlighting, painted and wet wall coverings, extractor fan and heated towel rail.

Bedroom 2 - 9' 6" x 9' 5" (2.9m x 2.87m)

Double Bedroom with a front facing window, fitted glass panelled wardrobes and access to the Ensuite Shower Room. There is one central light fitting, painted walls and one radiator.

Shower Ensuite - 6' 7" x 3' 11" (2.01m x 1.20m)

Ensuite Shower Room with an opaque window onto the front of the property. Comprising of vanity unit with toilet and sink with mixer tap, and shower cubicle with mains operated shower. There is spotlighting, painted and wet wall coverings, extractor fan and heated towel rail.

Bedroom 3 - 9' 11" x 7' 11" (3.01m x 2.41m)

Double Bedroom with a rear facing window and fitted glass panelled wardrobes. There is one central light fitting, painted walls and one radiator.

Family Bathroom - 7' 5" x 6' 7" (2.25m x 2.01m)

Ensuite Bathroom with an opaque window facing the rear of the property. Comprising of vanity unit with toilet and sink with mixer tap, bath with overhead mains shower, and shower cubicle with mains operated shower. There is spotlighting, partially tiled wall coverings, extractor fan and heated towel rail.

Top Level Hallway - 6' 7" x 2' 11" (2.00m x 0.88m)

Hallway giving access to Bedroom 4, Bedroom 5 and Shower Room. There is one central light fitting, painted walls and glass panelled stair banister.

Bedroom 4 - 14' 6" x 10' 9" (4.41m x 3.27m)

Double Bedroom on the Left-hand side of the top level, the room has plenty of space for storage and two Velux windows facing the rear of the property. There is one central light fitting, painted walls and one radiator.

Bedroom 5 - 14' 6" x 9' 9" (4.43m x 2.96m)

Double Bedroom on the Right-hand side of the top level, the room has plenty of space for storage and two Velux windows facing the rear of the property. There is one central light fitting, painted walls and one radiator.

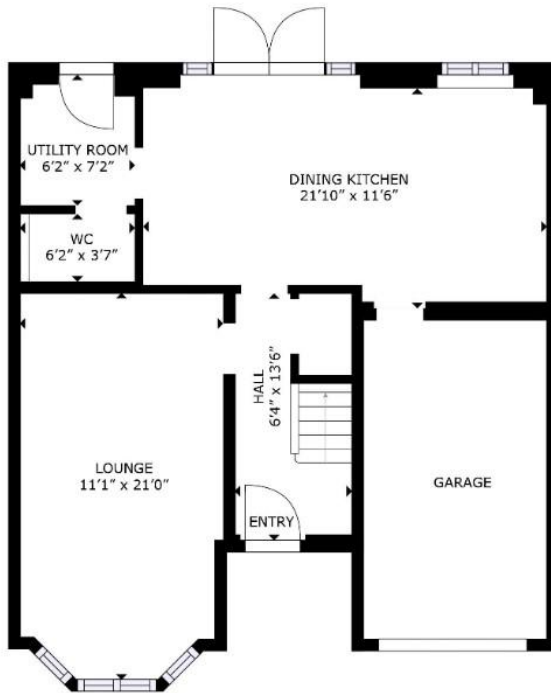
Top Level Shower Room - 6' 8" x 5' 1" (2.03m x 1.55m)

Shower Room comprising of: toilet, sink with mixer tap and corner shower cubicle. There is spotlighting, painted and wet wall coverings, extractor fan, rear facing windows and one radiator.

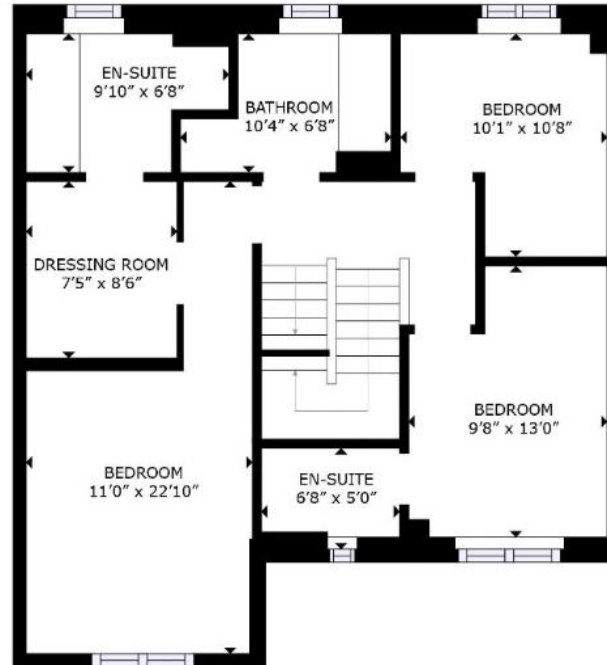
Rear Garden

Private rear garden with fence surround and two paths leading to the front of the property. There is a large grassed area and a decked area adjacent to the property.

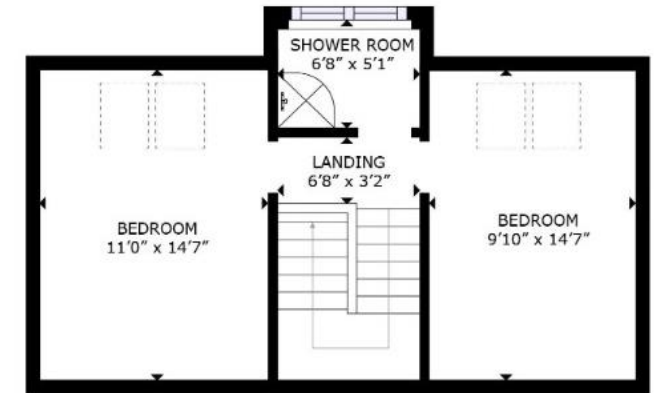




GROSS INTERNAL AREA
 1ST FLOOR: 664 sq. ft, 2ND FLOOR: 782 sq. ft
 3RD FLOOR: 435 sq. ft
 TOTAL: 1,881 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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.



RE/MAX PROPERTY

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