



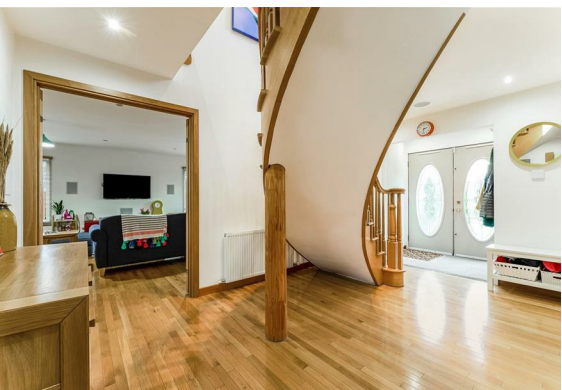
AB Properties



9 Falla Hill Place  
Fauldhouse, Bathgate, EH47 9GZ

Offers over £494,995







9 Falla Hill Place, Fauldhouse is an imposing five-bedroom detached luxury villa situated within a quiet cul-de-sac with a beautiful backdrop of protected moorland.

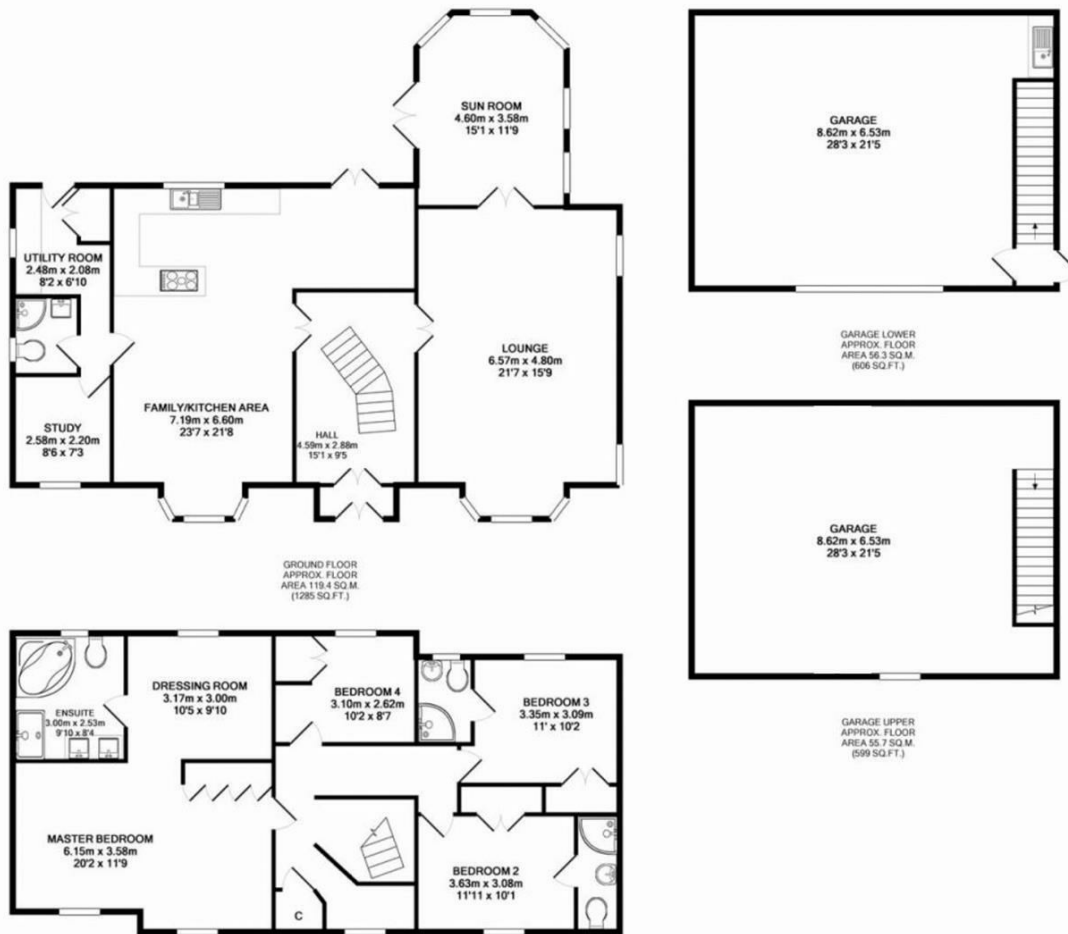
The villa boasts generous and flexible accommodation arranged over two levels with the ground floor comprising of a welcoming entrance vestibule and grand hallway with sweeping staircase, a formal lounge with French doors opening into a bright sunroom with views of the rear garden and moorland beyond. The hub of the home is the open-plan kitchen / dining / family room with a range of integrated appliances and a breakfast bar. The ground floor is completed with a convenient utility room and shower room, and a study or fifth bedroom.

Upstairs offers a charming gallery landing, and a generous master bedroom with dressing room and en-suite bathroom with free-standing bath and his-and-hers sinks, and a further three double bedrooms with fitted wardrobes; two of these include en-suite shower rooms.

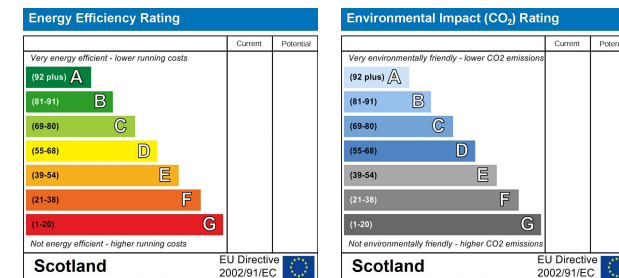
As expected with a property of this calibre, specification includes gas central heating, double glazing and an ADT alarm system which can be monitored for a subscription fee.

The villa sits on substantial grounds which have been beautifully landscaped to include a generous front lawn set behind a private stone wall, an extensive monobloc driveway leading to a detached triple garage with a full-scale upper annexe. The annexe is currently utilised as a gym but could be used for a variety of purposes including space to work from home, a place for leisure activities, or separate living space. To the rear, a timber summer house sits on an artificial lawn, and an elevated wrap-around decked patio creates a fantastic outdoor entertaining space.





### Energy Efficiency Graph



### Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

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