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9 Falla Hill Place, Fauldhouse, EH47 9GZ

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# 9

## Falla Hill Place, Fauldhouse



**Simply breathtaking, this luxuriously appointed detached five-bedroom villa is the epitome of contemporary style and quality. Nestled in beautifully landscaped gardens within a quiet Fauldhouse cul-de-sac and enjoying a scenic moorland backdrop it presents a rare and exceptional opportunity.**

Showcasing a meticulous interior design and attention to detail throughout the spacious accommodation includes; a dual-aspect lounge leading to an adjoining conservatory that opens to the rear garden; a striking open plan contemporary kitchen and family room with garden access and utility; useful ground floor study or fifth bedroom; spectacular principal double bedroom with a design-led en-suite bathroom and dressing area; and three double bedrooms, two with en-suite shower rooms. Completed by a large two-floored garage that offers a variety of uses such as a gym or additional living area, this superb family home is sure to be in high demand.

### What's special about this house

- Luxurious detached five-bedroom villa that promises an enviable lifestyle in a sought-after setting.
- Light-filled dual-aspect lounge adorned with elegant polished wooden flooring. A wonderful living and reception area it leads through to the adjoining conservatory.
- Exceptionally spacious kitchen and family room offering informal dining at a comfortable breakfast bar and a versatile, relaxed seated space overlooking the front of the property. Boasting a dual-aspect along with direct rear garden access it showcases under-base-lit black gloss wall and floor units, oak-effect worktops, and high-spec integrated appliances including a ceiling extractor hood, gas hob, oven, wine fridge, and American-style fridge/freezer. The adjacent utility provides further storage and leads to the garden.
- Conservatory boasting panoramic garden views
- Impressive principal double bedroom enjoying a south-west-facing outlook to the front. With a large dressing room, built-in wardrobes and a luxurious en-suite bathroom.
- Beautifully landscaped mature front and rear gardens. To the front, a manicured south-west-facing lawn combines with mature hedging and borders the sweeping monoblock driveway. At the rear, an expansive, elevated decked patio overlooks an ASTROTURF lawn and a timber summer house.
- Monoblock driveway and a large detached double garage with two floors.









# Location and Amenities

- Fauldhouse boasts an array of amenities including convenience stores, a post office, doctor's surgery, a dentist, a golf course, swimming pool, bars and takeaways.
- Further amenities are available in nearby Whitburn and Livingston
- Ideal commuter location close to the M8 with easy access to Edinburgh (28 miles) and Glasgow (25 miles); the M9 is a short drive away
- Fauldhouse Railway Station with regular and swift links to Edinburgh and Glasgow is a 5-minute drive
- Edinburgh International Airport is just 21 miles from the property
- Picturesque moorland, woodlands and the Fauldhouse Meadows ensure plentiful opportunities for walks, cycles, and runs
- Near to family-friendly recreational activities such as Greenburn Golf Course and Fauldhouse Swimming Pool.

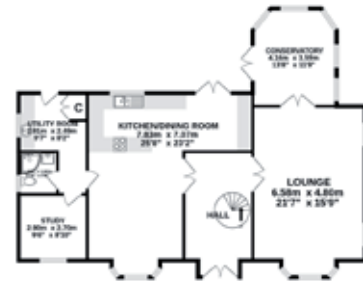
*“Luxurious five-bedroom villa in Fauldhouse with landscaped gardens, scenic views, en-suite bedrooms, and a versatile two-floored garage.”*

Home Report valuation	£500,000
Internal floor area	245m <sup>2</sup>
School catchment	Falla Hill Primary Schools, Whitburn Academy
EPC Rating	Band C
Council tax band	Band G
Train station	Fauldhouse Railway Station

## Extras

All floor coverings, all light fittings, all blinds, integrated oven/hob, dishwasher, a washing machine, tumble dryer, fridge/freezer, garden hut, summer house, EV charger, and wall mounted televisions in the lounge and kitchen area are included.

## Ground Floor



## First Floor



## Dimensions

### Ground Floor

Lounge	6.58m x 4.80m
Conservatory	4.16m x 3.59m
Kitchen/Dining Room	7.83m x 7.07m
Study	2.90m x 2.70m
Shower Room	1.78m x 1.68m
Utility Room	2.91m x 2.49m
Double Garage	8.60m x 6.50m

### First Floor

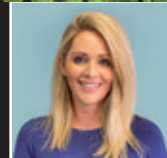
Bedroom (1)	6.16m x 3.58m
Ensuite	2.89m x 2.53m
Dressing Area	3.28m x 2.89m
Bedroom (2)	3.80m x 3.10m
Ensuite	2.01m x 1.53m
Bedroom (3)	3.64m x 3.08m
Ensuite	2.63m x 2.03m
Bedroom (4)	3.90m x 2.60m
Garage Upper Floor	8.60m x 6.50m

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**Natasha Fontaine**  
Property Manager

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