



59 Breichwater Place, Fauldhouse

Offers Over £300,000



59 Breichwater Place

Fauldhouse

Welcome to Breichwater Place, Fauldhouse, a beautifully presented four bedroom detached family home offering generous living accommodation, contemporary finishes throughout, an integral garage and a wonderful south east facing rear garden enjoying an attractive open outlook across the surrounding landscape. Thoughtfully upgraded and impeccably maintained, this is a home perfectly suited to modern family living.

From the moment you arrive, the property makes an excellent first impression with its attractive façade, expansive monoblock driveway providing parking for multiple vehicles and an integral garage.

Stepping inside, you are welcomed by a bright and spacious entrance hallway, beautifully presented in modern neutral décor and setting the tone for the quality found throughout the home.

Positioned to the front of the property is the impressive lounge, a beautifully proportioned room flooded with natural light from the large front facing window. Finished in contemporary tones with quality flooring and ample space for substantial furniture, this is the perfect place to relax with family or entertain guests.

To the rear lies the true heart of the home, a stunning open plan kitchen and dining area designed with both everyday family life and entertaining in mind. The sleek high gloss kitchen is complemented by contrasting worktops, stylish tiled splashback and a large central breakfast island, creating an eye catching yet highly practical space.

Integrated appliances include a five burner gas hob with contemporary extractor, double oven, dishwasher and fridge freezer, whilst generous cupboard space ensures everything has its place.



The spacious dining area comfortably accommodates a large family table and is framed by French doors that open directly onto the rear garden. Together with the additional full height side windows, the room is flooded with natural light whilst perfectly showcasing the lovely open outlook beyond.

Adjacent to the kitchen is an excellent utility room providing further storage, laundry facilities and direct access to both the rear garden and integral garage, making day to day family life wonderfully practical.

Completing the ground floor is a beautifully finished contemporary shower room comprising a large walk in shower, WC and wash hand basin, adding further convenience for busy family living.

Ascending the staircase, the spacious upper landing leads to four generously proportioned bedrooms.

The principal bedroom provides a spacious and relaxing retreat, beautifully presented and generously proportioned with an extensive fitted wardrobe area offering excellent everyday storage. The room is further enhanced by a stylish en-suite shower room, finished with contemporary tiling, a rainfall shower and modern vanity unit, adding a luxurious touch to the principal suite.

The remaining three bedrooms are all excellent sizes, offering fantastic flexibility for growing families, guests or those requiring a dedicated home office.

Completing the upper floor is the beautifully upgraded family bathroom, featuring a stunning freestanding bath, contemporary vanity storage and elegant tiling to create a luxurious space to relax and unwind.

Externally, the rear garden is undoubtedly one of the property's standout features. South east facing and designed for low maintenance, it offers an extensive patio, dedicated play area and ample space for outdoor dining and entertaining. The garden enjoys an attractive open outlook across the surrounding landscape, creating a wonderful sense of space and a beautiful backdrop that can be enjoyed throughout the seasons.





Combining spacious family accommodation, stylish contemporary interiors, luxurious bathrooms, an impressive open-plan kitchen, four generous bedrooms and a fantastic south east facing garden with open views, this exceptional detached home offers everything today's family buyer could wish for.

Breichwater Place forms part of a modern and highly regarded residential development on the edge of Fauldhouse, offering a peaceful setting while remaining close to an excellent range of local amenities. The village provides everything needed for day to day living, including supermarkets, independent shops, cafés, healthcare facilities and leisure amenities, creating a welcoming community that continues to prove popular with families.

For those with children, the property is ideally placed for well regarded local schooling, with St John the Baptist Primary School, Falla Hill Primary School Whitburn Academy and St Kentigern's Academy all serving the area, making the location particularly appealing for growing families.

Commuters are exceptionally well catered for. Fauldhouse Train Station offers regular direct services to both Edinburgh and Glasgow, while the nearby A71 and M8 motorway provide excellent road links across Central Scotland, making travel straightforward whether for work or leisure.

Outdoor enthusiasts will also appreciate the abundance of nearby walking routes, woodland trails and open countryside, offering the perfect balance between village living and easy access to nature. Combining excellent transport connections, local amenities, reputable schooling and a friendly community atmosphere, Fauldhouse continues to be one of West Lothian's most convenient and desirable villages for family living.

Home Report Value- £315,000

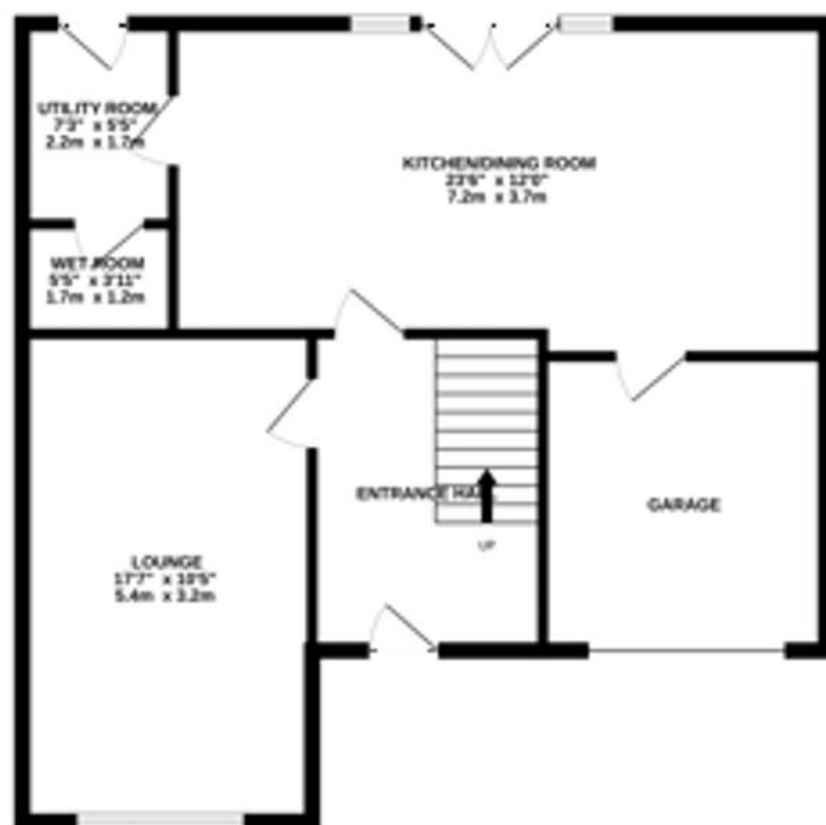
EPC - B

Council Tax Band - E

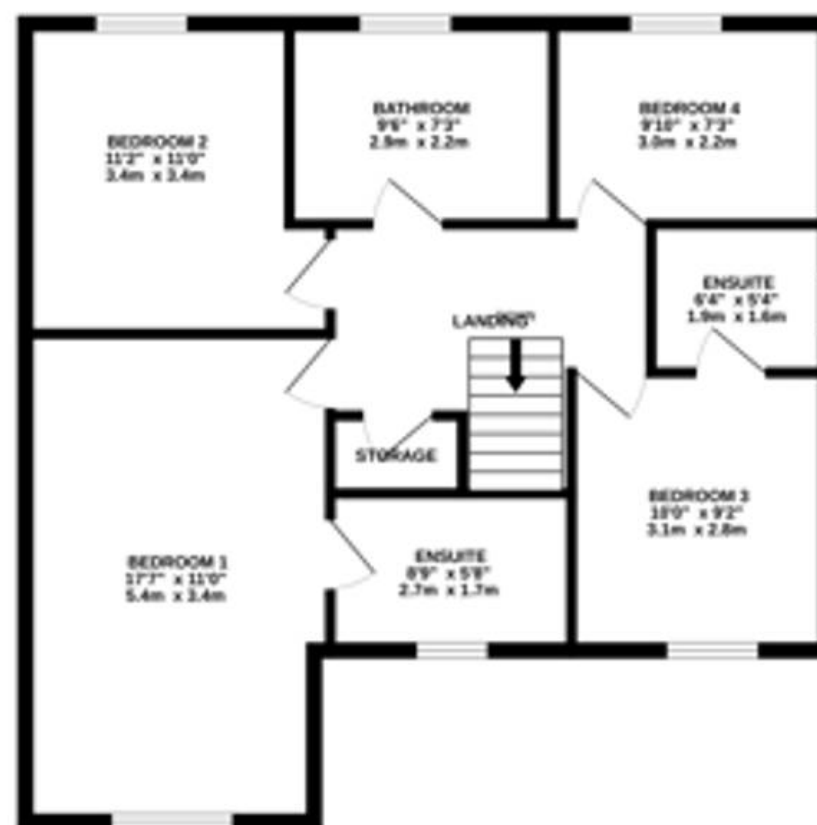
Square Ft- 1313/ 122m²



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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