

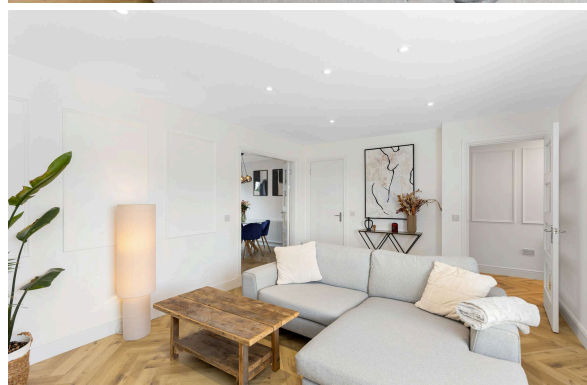


1 Breichwater View  
BATHGATE | EH47 9FA









## 1 Breichwater View

FAULDHOUSE | BATHGATE | EH47 9FA

Absolutely stunning three bedroom detached villa completed to an immaculate standard with high specification upgrades, features and finishes throughout. Boasting lovely views, the property is set over two levels, with private gardens to the front and rear, and is located in a quiet, modern, family friendly residential development, in popular and well placed Fauldhouse, West Lothian. This luxurious family home is in move-in condition throughout with light and airy decor and stylish fittings.

Features include an entrance hallway with lavish wc, spacious front facing living room, modern fitted dining kitchen with central cooking island, a range of integrated appliances, and access to the fully enclosed rear garden, contemporary family bathroom with separate shower cubicle, principal bedroom with en-suite shower room and fitted wardrobes and two further bedrooms, both with integrated storage. The property further benefits from gas central heating, double glazing and underfloor heating within the bathroom, en-suite and wc. Externally, there is a generous private front garden and driveway and a fully enclosed rear garden laid to lawn with decking and shed. Early viewing is recommended to fully appreciate this fantastic home on offer.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



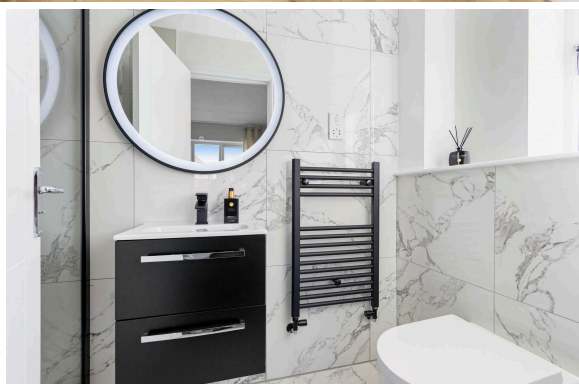




- Immaculately presented with high specification upgrades and finishes
- Detached villa
- Many bespoke features
- Entrance hallway with luxurious wc
- Bright front facing living room
- Modern fitted dining kitchen with cooking island integrated appliances
- Granite worktops in kitchen and marble tiles in bathroom
- Principal bedroom with en-suite shower room and fitted wardrobe
- Two further bedrooms with integrated storage
- Contemporary family bathroom with separate shower cubicle
- Gas central heating
- Double glazing
- Underfloor heating to bathroom, en-suite and wc
- Generous private front garden
- Driveway
- Enclosed south facing private rear garden with decking and lawn
- Main powered, smart external lighting at front and back
- Shed
- Energy Rating A and Council Tax D
- All integrated appliances, wine cooler and tv bracket included in the sale. Other items of furniture can be made available with separate negotiation.

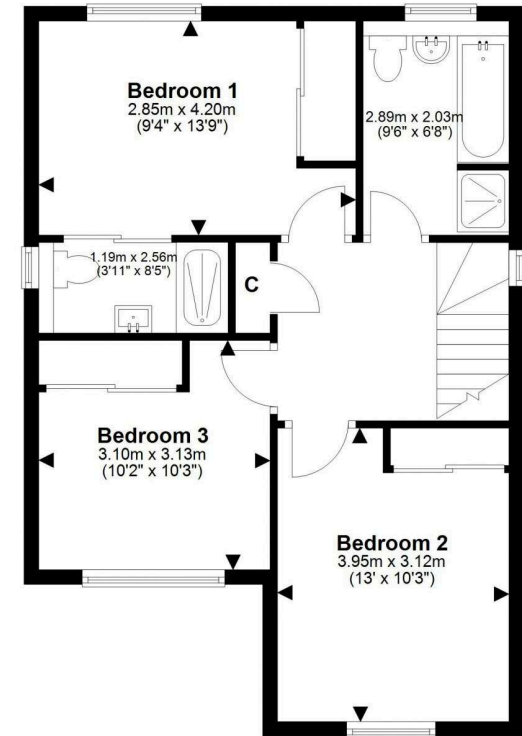
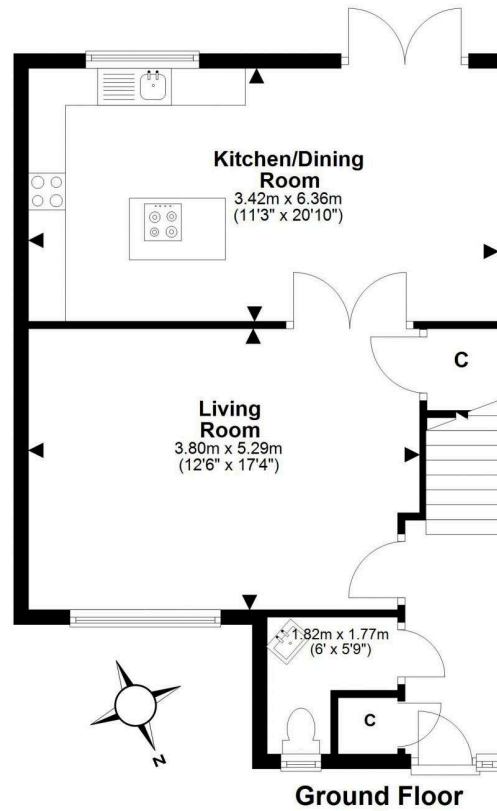


Bathgate is a well regarded West Lothian town lying well within commuting distance of both Edinburgh and Glasgow. In addition to small local shops, both Tesco and Morrisons have stores within the town whilst nearby Livingston is home to the Almondvale Centre, Freeport Leisure Village and Livingston Designer Outlet. Recreational facilities include a golf course or Beecraigs and Almondell Country Parks which are easily accessible. Schooling at all levels is catered for. An efficient bus service operates throughout the town and to other areas, whilst Bathgate Railway Station and easy vehicular access to the M8/ M9 motorway networks ensure easy commuting throughout the central belt.









This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.