



Sheephousehill, Fauldhouse

Fauldhouse

Offers Over **£325,000**



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Positioned to the front of the property is the stunning main lounge; a beautifully proportioned reception room designed equally for everyday family living and entertaining. A contemporary acoustic panelled feature wall provides an elegant focal point, perfectly complemented by the cosy log-burning stove with timber mantle, creating a room that feels both modern and incredibly inviting. The generous proportions comfortably accommodate multiple seating arrangements while the large front facing window floods the room with natural daylight throughout the day.

To the rear of the home lies the impressive open plan kitchen and dining area, undoubtedly one of the standout spaces within the property. Designed with both practicality and style in mind, the kitchen offers an excellent range of contemporary shaker style cabinetry finished in soft neutral tones, beautifully contrasted by sleek dark worktops and quality integrated appliances. Extensive worktop space and plentiful storage ensure the kitchen is perfectly suited to modern family life. Flowing seamlessly into the dining area, there is ample room for a substantial family dining table, creating the ideal setting for everything from relaxed breakfasts to larger gatherings with friends and family.

Tenure: Freehold



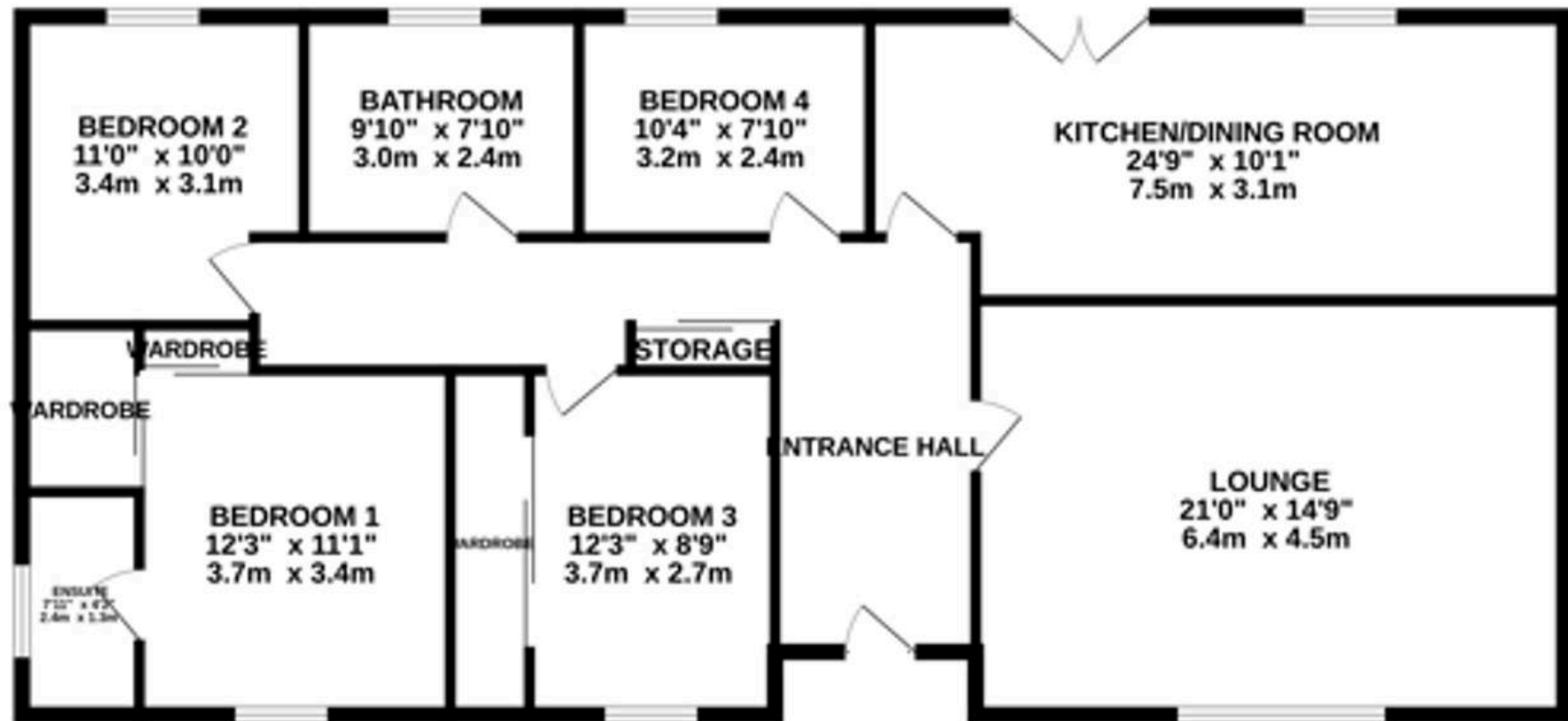
Patio doors open directly onto the rear garden, effortlessly extending the entertaining space outdoors during the warmer months. Continuing along the hallway, bedroom four is currently utilised as a fantastic art studio, offering excellent versatility to suit a variety of lifestyles. Whether required as a fourth bedroom, home office, hobby room or creative workspace, this flexible room adapts perfectly to changing family needs. Access is also available from this room into a fully floored and plastered attic area, providing exceptional additional storage space with fantastic potential for a variety of future uses, subject to the appropriate permissions.

Situated within the popular village of Fauldhouse, Sheepphouse Hill enjoys a highly convenient location offering the perfect balance of peaceful residential living and excellent commuter links. The property is ideally positioned close to a wide range of everyday amenities including local shops, cafés, supermarkets and healthcare facilities, while reputable primary are less than 5 minutes from the property and secondary schooling is available nearby. For those commuting, Fauldhouse Railway Station is just 1 mile away, providing regular direct services to both Edinburgh and Glasgow, making it an ideal location for professionals travelling across the Central Belt. Excellent road connections via the nearby M8 motorway also offer straightforward access to Edinburgh, Glasgow, Livingston, Bathgate and beyond. With beautiful countryside walks on the doorstep, excellent transport connections and a welcoming village community, Fauldhouse continues to be a highly desirable location for families and commuters alike. Offering an exceptional amount of living space, beautifully landscaped gardens, versatile accommodation and outstanding presentation throughout, Sheepphouse Hill presents a rare opportunity to acquire a truly outstanding detached bungalow in a great location





GROUND 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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