



£135,000 Offers Over

Breichwater Place, Fauldhouse

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Semi Detached Villa
- Attractive Lounge
- Large Dining Kitchen Area
- Spacious Family Bathroom
- Downstairs cloakroom w/c
- 3 Bedrooms
- Master En Suite Shower Room
- Large Garden
- Driveway
- Solar Panels

Property Description

3 bedroom semi detached property for sale

Main Particulars

This beautiful semi detached villa built in 2017 forms part of a growing new development. Comprising of a large lounge, generous kitchen dining area with patio doors to rear garden, cloakroom/w/c, 3 bedrooms including master en-suite shower room, and a family bathroom. Externally there is turfed gardens to the front and rear, and a driveway suitable for up to 2 cars. EPC rating = Band B

Fauldhouse has a train service which runs from Edinburgh to Glasgow. The village has a Sports Centre with swimming pool, good nursery and primary schooling and local shopping facilities. The village is well placed for access to the M8 motorway giving access throughout central Scotland. There is also an 18 Hole Golf Course.

A superb house which would be ideal for young families or first time buyers.

Entrance hall

This welcoming entrance hallway is a pleasant introduction to the property with neutral decor, wood flooring and under stair storage cupboard. Access to lounge, cloakroom w/c and carpeted stair to upper landing.

Lounge (5.02m x 3.2m)

This bright spacious reception room has a window overlooking the front of the property.

Kitchen Diner (5.19m x 2.86m)

This large kitchen is fitted with a good range of wall, base units and integrated appliances. There is a spacious dining area, and patio doors leading to the enclosed turfed rear garden.

Master En Suite Bedroom (4.02m x 3.25m)

This is a spacious master bedroom with a window to the front of the property. It also benefits from fitted wardrobes providing excellent storage space. The en suite shower room is a lovely addition.

Bedroom (3.75m x 2.59m)

Spacious double bedroom with fitted wardrobes and window to the rear.

Bedroom (2.59m x 2.09m)

Good sized bedroom with fitted wardrobes and window to the rear.

Family Bathroom (2.59m x 2.09m)

Lovely fitted family bathroom with shower over bath, wash hand basin and WC.

Upper hall

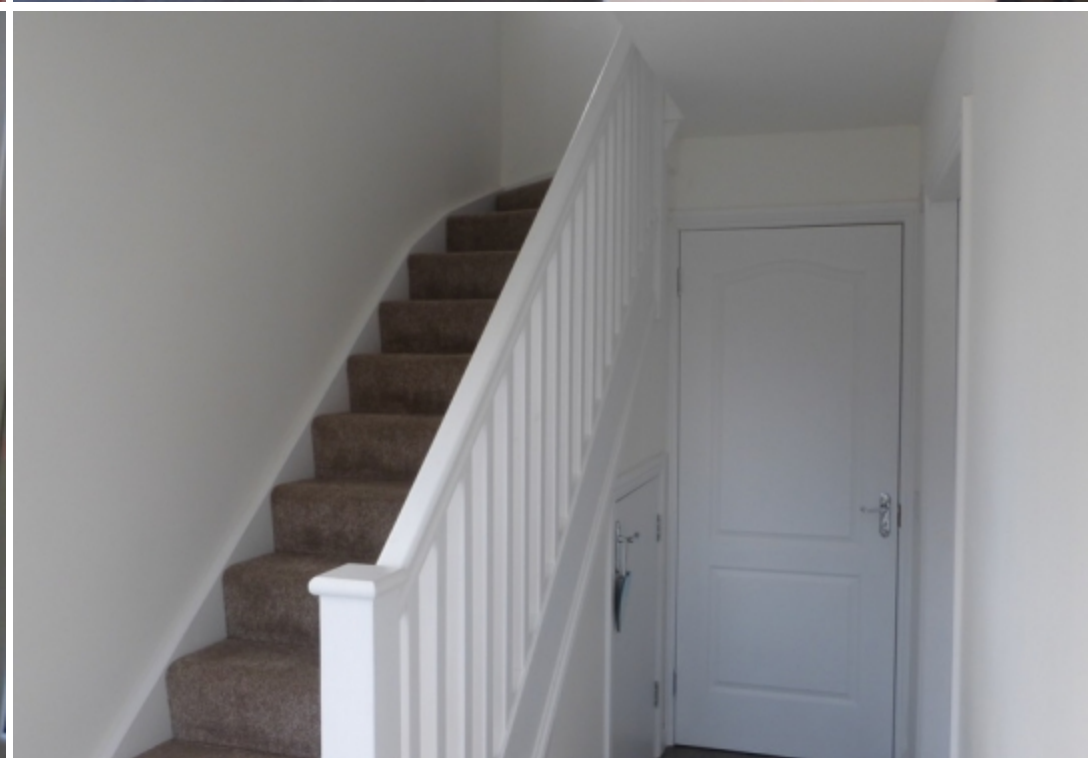
The upper hall provides access to all bedrooms and family bathroom.

Other

Externally there are turfed gardens to the front and rear with a mono blocked driveway that will easily fit 2 cars. The rear garden has newly built garden shed. The property also has the added advantage of Solar Panels providing cost savings on electricity.

IMPORTANT NOTE:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



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