



88 Breichwater Place, Fauldhouse, Bathgate, West Lothian, EH47 9LU



RE/MAX PROPERTY

Fantastic Ready To Move In Detached Property! Not To Be Missed, Ready Now!

Lauren Beresford and RE/MAX Property are delighted to offer to the market this 6/7 Bedroom Detached New Build Property situated in Breichwater Place, Fauldhouse, West Lothian, EH47 9LU.

Comprising:

Ground Floor - Entrance Hallway, Bedroom/Dining Room, Lounge, Kitchen/Dining, Utility Room, WC.

First Floor- Four Double Bedrooms and Family Bathroom.

Top Floor- Primary Bedroom with Shower Ensuite and Double Bedroom.

The property benefits from a monoblock driveway, large rear garden, double glazing, solar panels and gas central heating.

Fauldhouse has undergone a large amount of new development over the past several years adding to the already well-established town with a range of schooling, shops, post office, financial services, doctor surgery, dentist, community centre, leisure centre, Greenburn golf course, swimming pool, bars and restaurants. Fauldhouse also has its own train station delivering a frequent and reliable service to both Edinburgh and Glasgow, along with its close proximity to the M8 which makes this an ideal location for commuting. Local towns a short drive away include Livingston, Whitburn, Shotts and Harthill.

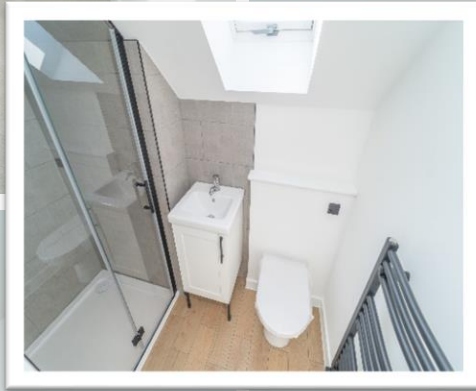
No Factor Fees

Council Tax Band TBC

Freehold Tenure

10 Year Structural Defects Warranty





Entrance Hall - 8' 11" x 4' 9" (2.72m x 1.44m)

Enter into the Hallway through a composite door, giving access to the Bedroom/Dining Room on the Left-Hand Side, and on the Right-Hand Side – the Lounge through to the Kitchen, Utility Room and WC. The Hall has spotlights, painted walls, one radiator and mosaic tile flooring.

Dining Room/Bedroom 6 - 11' 2" x 8' 8" (3.40m x 2.65m)

Located on the Left-Hand Side of the Entrance Hall, this room can be used as a secondary Lounge, Office or Bedroom. There is spotlighting, a front facing window, painted walls, one radiator, engineered flooring and a built-in storage cupboard.

Lounge - 18' 3" x 11' 10" (5.55m x 3.61m)

Spacious Lounge with a gorgeous front facing window, double doors which lead through to the Kitchen/ Dining and an under-stair cupboard space. Around the room there are spotlights, painted walls, two radiators and engineered flooring. The Lounge is bright and spacious, great space for family and for entertaining.

Kitchen/Dining - 18' 2" x 11' 0" (5.53m x 3.36m)

Kitchen comprising of: Fitted wall and base units, worktops, breakfast bar, integrated white goods, integrated electric hob, integrated electric oven, integrated microwave, and composite sink with mixer tap. There are spotlights, tile and painted walls, one vertical radiator and engineered flooring. Additionally, there is a rear facing window, space for dining and French doors that lead to the Rear Garden.

Utility Room - 11' 0" x 5' 10" (3.36m x 1.79m)

Utility Room located off of the Kitchen, giving access to the WC and rear Garden via door. Comprising of: built-in water tank, built-in boiler, side facing window, fitted base units, worktops, space for white goods and stainless-steel sink with mixer tap. There are spotlights, tile splashback and painted walls, one radiator and tiled flooring.

WC - 8' 8" x 6' 0" (2.65m x 1.83m)

Ground floor WC with a back to wall toilet and basin vanity unit, along with space for storage or a shower cubicle. There are spotlights, tile and painted wall coverings, a side facing opaque window, a towel radiator and tile flooring.

Upper Hallway - 21' 7" x 10' 2" (6.58m x 3.11m)

First floor Hallway giving access to four double Bedrooms, Bathroom and the top floor Living. The Hall has spotlights, painted walls, two radiators and carpet flooring. The two staircases have safety regulated handrails on both sides.

Bedroom 3 - 13' 1" x 12' 11" (4.00m x 3.93m)

Great sized double Bedroom located at the front of the property with sliding wardrobes. There is spotlighting, painted walls, one radiator and carpet flooring.

Bedroom 4 - 11' 1" x 9' 6" (3.37m x 2.90m)

Double Bedroom located at the rear of the property with sliding wardrobes. There is spotlighting, painted walls, one radiator and carpet flooring.

Bedroom 5 - 9' 9" x 8' 6" (2.96m x 2.59m)

Double Bedroom located at the rear of the property with sliding wardrobes. There is spotlighting, painted walls, one radiator and carpet flooring.

Bedroom 4 - 10' 11" x 8' 7" (3.34m x 2.62m)

Double Bedroom located at the front of the property with spotlighting, painted walls, one radiator and carpet flooring.

Family Bathroom - 8' 7" x 6' 3" (2.61m x 1.91m)

Family Bathroom comprising of: basin vanity unit, illuminated LED mirror, back to wall toilet, bath with overhead mains operated shower, two wall alcoves, and folding bath screen. There are spotlights, a side facing opaque window, tile and painted wall coverings, heated towel rail and tile flooring.

Upper Hallway - 5' 11" x 3' 1" (1.81m x 0.94m)

Hall giving access to two top floor Bedrooms - the Primary Bedroom and another Bedroom. The Hall has spotlights, painted walls, one radiator and carpet flooring.

Primary Bedroom - 13' 4" x 11' 10" (4.07m x 3.60m)

Primary Double Bedroom on the Right-Hand Side of the top floor of the property. This room has double sliding wardrobes (1.74m x 1.41m) and (1.86m x 1.42m) and a shower Ensuite. There are two rear facing velux windows, spotlighting, painted walls, two radiators, carpet flooring and a small built-in cupboard space.

Shower Ensuite - 7' 4" x 4' 0" (2.23m x 1.22m)

Ensuite Shower Room comprising of basin vanity unit, back to wall toilet and shower cubicle with overhead mains operated shower and a folding glass door. There is spotlighting, tile and painted walls, rear facing velux window, heated towel rail and tile flooring.

Bedroom 2 - 18' 0" x 8' 9" (5.49m x 2.67m)

Top floor Bedroom located at the Left-hand side, opposite the Primary Bedroom. There are four Velux windows (two at either side of the room), spotlighting, painted walls, two radiators, carpet flooring and a small built-in cupboard space where the solar panel control is located.

Front

Monoblocked front of property with access to the rear Garden via side path. There are bays surrounding the property for guest parking.

Rear Garden

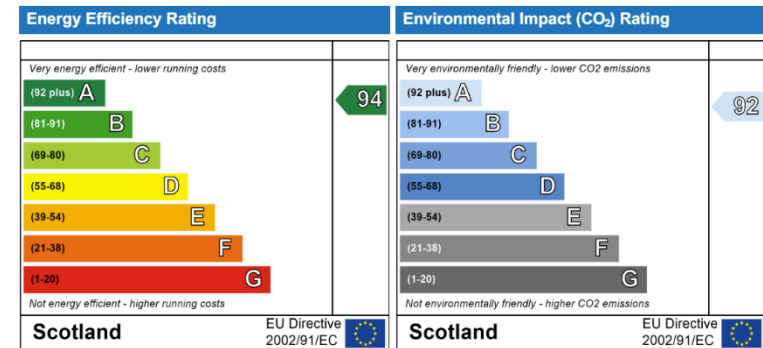
Private rear garden with fence surround. There is a grassed area and decking with access to patio doors and rear door.





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“Nobody in the world sells more property than RE/MAX”



*Predicted Rating. Final EPC still to be issued

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