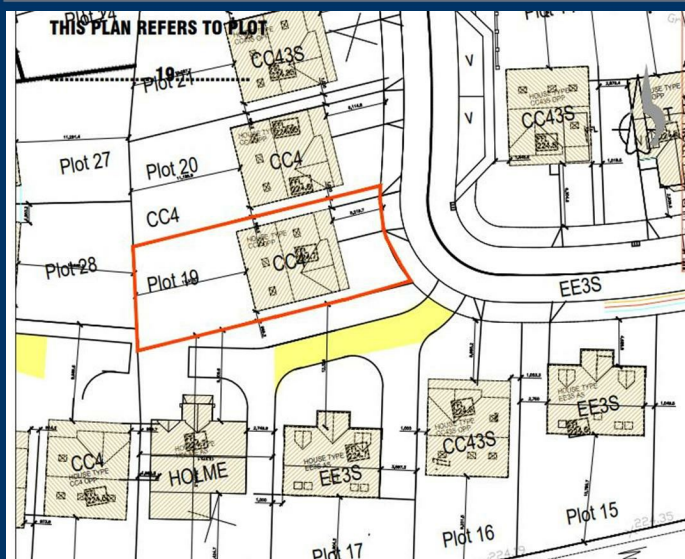


# 47 Breichwater Place, Fauldhouse, EH479LU

## Land - Building Plot



Nestled in the charming area of Fauldhouse, Plot 19 Breichwater Place presents a unique opportunity for those looking to create their dream home. This building plot offers ample space for a bespoke residence, allowing you to design a property that perfectly suits your lifestyle and preferences.

The plot is ideally situated, providing a peaceful environment while still being conveniently close to local amenities. With four bedrooms and two bathrooms, the potential for a spacious family home is evident. The single reception room can be tailored to your needs, whether you envision a cosy lounge or a vibrant entertaining space.

Fauldhouse is known for its friendly community and picturesque surroundings, making it an excellent choice for families and individuals alike. The area boasts good transport links, ensuring easy access to nearby towns and cities, while also offering a range of recreational activities and green spaces.

This is a rare chance to acquire a building plot in a desirable location, where you can bring your vision to life. Whether you are an experienced developer or a first-time buyer looking to build your ideal home, Plot 19 Breichwater Place is a promising opportunity not to be missed. Embrace the chance to create a residence that reflects your personal style in a welcoming community.



GROUND FLOOR (Approximate dimensions)

	Imperial	Metric
LOUNGE	17' 5" x 12' 5" max's	4450 x 3790 max's
DINING	11' 4" x 8' 1"	3450 x 2460
BREAKFAST/KITCHEN	11' 4" x 10' 10"	3450 x 290
UTILITY	7' 4" x 5' 2"	2240 x 1580
W/C	5' 2" x 3' 8"	1580 x 1120
GARAGE	17' 5" x 8' 5"	5300 x 2570



FIRST FLOOR (Approximate dimensions)

	Imperial	Metric
BEDROOM 1	11' 9" x 11' 9" max's	3590 x 3570 max's
ENSUITE	6' 9" x 4' 6" max's	2050 x 1360 max's
BEDROOM 2	12' 8" x 10' 0" max's	3850 x 3060 max's
BEDROOM 3	13' 6" x 8' 9" max's	4110 x 2670 max's
BEDROOM 4	11' 7" x 9' 1" max's	3530 x 2770 max's
BATHROOM	6' 2" x 6' 2"	1890 x 1870

Particulars are not for contractual use, are only indicative & show typical layout, handing & sizes which may vary between plots



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