



58 Breichwater Place

Fauldhouse, EH47 9LU

Fixed Price £190,000



Located within a sought after and rarely available residential development on the outskirts of Fauldhouse, this impressive 3 bedroom semi-detached offers a wonderful first time family home. Breichwater Place lies on the eastern edge of the village, only a short distance from the everyday amenities and schooling that are available locally, but surrounded by scenic countryside views. Fauldhouse itself offers a good base for travel in and around the central region, with easy access to nearby major road links such as the A71 and M8 alongside a train station that provides a regular service to the larger towns and cities. Good local walking routes alongside popular Greenburn Golf Club offers plenty to appeal to outdoor enthusiasts.



Description

Presented in a fresh, neutral palette throughout, the property is conveniently ready for the new owner to move right in and put down their own stamp. Well-proportioned room sizes throughout includes a comfortable main living room and a generous dining kitchen, providing a range of wall and base storage cabinets alongside ample space to entertain or cater for everyday family meals. On the upper level are the 3 double bedrooms, with the spacious master benefiting from an en-suite shower room. A family bathroom with 3 piece white suite and a ground floor WC provide additional convenience for busy family life. Gas central heating and double glazing are further key features, with French doors leading directly out to the garden. Fully landscaped to make the best of the sloping rear garden, the area offers something for all to enjoy and features a timber shed to store a range of outdoor essentials. A driveway at the side allows ample off-street parking space with additional visitor parking found nearby.

Location

The village of Fauldhouse is well located within West Lothian and is convenient for travel in and around the region. A train station within the village offers a regular service to both Edinburgh and Glasgow whilst the A71 and M8 are also within easy reach. The village is served by a choice of shops, pubs and primary schooling, with the nearest secondary schools a short bus ride away. Fauldhouse Partnership Centre provides a range of services under one roof including a library, swimming pool, sports hall and GP practice. A more comprehensive range of everyday facilities can be found in nearby Whitburn, with further recreational amenities in the larger town of Livingston.

Entrance Hall 14'2" x 6'2" (4.33m x 1.88m)

WC 6'2" x 2'11" (1.88m x 0.90m)

Living Room 15'1" x 10'10" (4.61m x 3.32m)

Kitchen 17'5" x 12'0" (5.33m x 3.67m)

Upper Hall 11'2" x 6'7" (3.41m x 2.01m)

Bedroom 1 13'11" x 12'8" (4.25m x 3.88m)

Bedroom 2 11'2" x 8'7" (3.42m x 2.62m)

Bedroom 3 11'2" x 8'6" (3.41m x 2.61m)

En-Suite 5'3" x 3'10" (1.61m x 1.19m)

Bathroom 6'2" x 6'0" (1.90m x 1.83m)

Key Info

Home Report Valuation: £190,000

Total Floor Area: 89m² (960 ft²)

Parking: Driveway

Heating System: Gas

Council Tax: D - £1937.35 per year

EPC: C

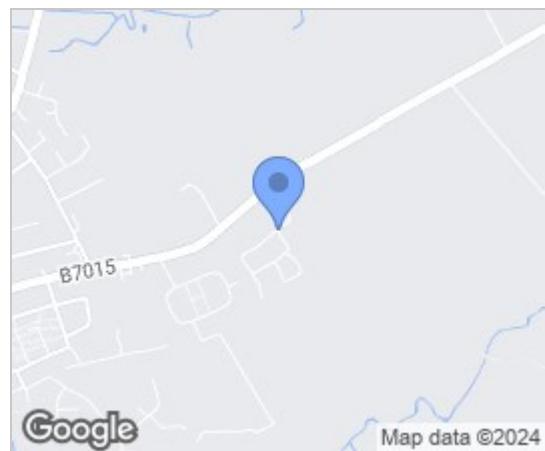
Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

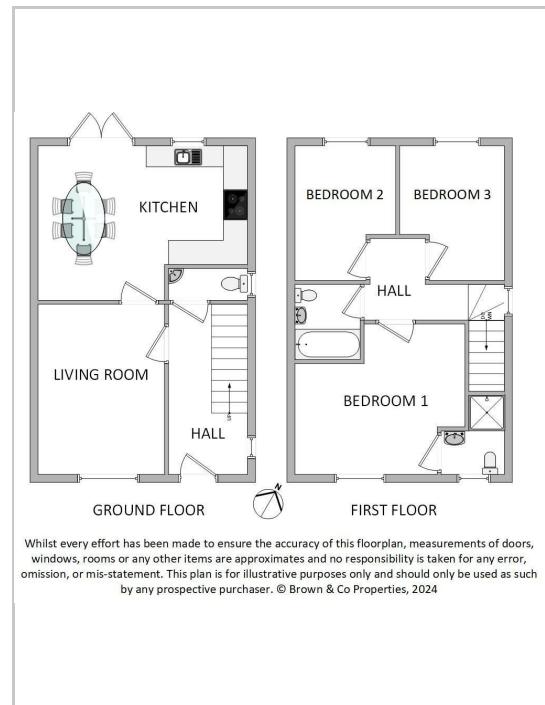
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or complete the enquiry form on our website www.brownandcoproperties.co.uk. A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on our website and should be viewed at your earliest convenience.

These particulars are produced in good faith and do not form any part of contract. Measurements are approximates, taken via a laser device at their widest point and act as a guide only. The content of this advert and associated marketing material is copyright of Brown & Co Properties and no part shall be replicated without our prior written consent.

Area Map



Floor Plans



Whilst every effort has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms or any other items are approximates and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. © Brown & Co Properties, 2024

Energy Efficiency Graph

