



9 Breichwater Place

Fauldhouse

Presenting this immaculately styled four bedroom detached home built in 2020 as a unique addition to the prestigious Breichwater Place development on the eastern edge of Fauldhouse. Designed and finished to the highest of standards this exceptional home combines modern elegance with practical family living all while enjoying uninterrupted views over stunning countryside to the rear.

Stepping inside you're immediately struck by the generous proportions and contemporary style that set the tone throughout the home. The welcoming hallway opens into a thoughtfully designed ground floor where light and space work in perfect harmony. Every detail has been carefully considered to create a home that feels both luxurious and comfortable.

The lounge offers a relaxing retreat enhanced by natural light and tasteful finishes. It's a spacious yet cosy setting for everyday living with ample room for comfortable seating and a warm inviting atmosphere ideal for family time or entertaining guests.

To the rear the kitchen and dining area form the heart of the home. This stunning open plan space is fitted with a range of sleek cabinetry, integrated high-spec appliances and a breakfast bar. There's ample space for dining, perfect for family meals and hosting with patio doors that open directly onto the landscaped rear garden creating a seamless flow between indoor and outdoor living.

Adjacent to the kitchen is a stylish and practical utility room offering valuable space for laundry and day to day tasks. A modern WC sits conveniently nearby, ideal for guests and family alike, there is even potential to incorporate a shower cubicle should the need arise. Internal access to the garage adds another layer of functionality, with the garage itself featuring a remote controlled door and offering further storage or conversion potential.

Upstairs the home continues to impress with four well proportioned double bedrooms each benefitting from fitted wardrobes and an abundance of natural light. The primary suite is a true highlight complete with a walk in wardrobe, a sleek en-suite shower room and a charming Juliette balcony overlooking the front of the property.



The family bathroom is equally well appointed, featuring a contemporary three piece white suite with a rainfall mixer shower positioned above the bath offering both practicality and a touch of indulgence.

Outside the landscaped rear garden provides an idyllic haven ideal for both relaxing and entertaining. East facing, it captures beautiful sunrises and enjoys sunlight throughout the day until late evening. Crucially the garden backs onto protected greenbelt land ensuring that the stunning countryside views will remain unspoiled.

To the front a driveway provides off street parking for two vehicles with additional visitor parking conveniently close by.

Located in the sought-after village of Fauldhouse, this home enjoys a peaceful yet well connected setting. The village benefits from its own train station offering regular services to Edinburgh and Glasgow, and easy access to the A71 and M8 makes commuting simple. A selection of shops, pubs and primary schools serve the local community with secondary schools just a short bus ride away. Everyday amenities such as a health centre and library are nearby, while the larger towns of Whitburn and Livingston provide an even broader range of shops, schools, and leisure facilities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Immaculately Presented Throughout With Modern Interiors
- Uninterrupted Views Of The Countryside To The Rear
- Expansive Landscaped Rear Garden
- Abundance Of Storage Space Throughout
- Primary Suite With En-Suite Shower Room, Walk In Wardrobe And Juliette Balcony
- Short Drive To Fauldhouse Train Station



FRONT GARDEN

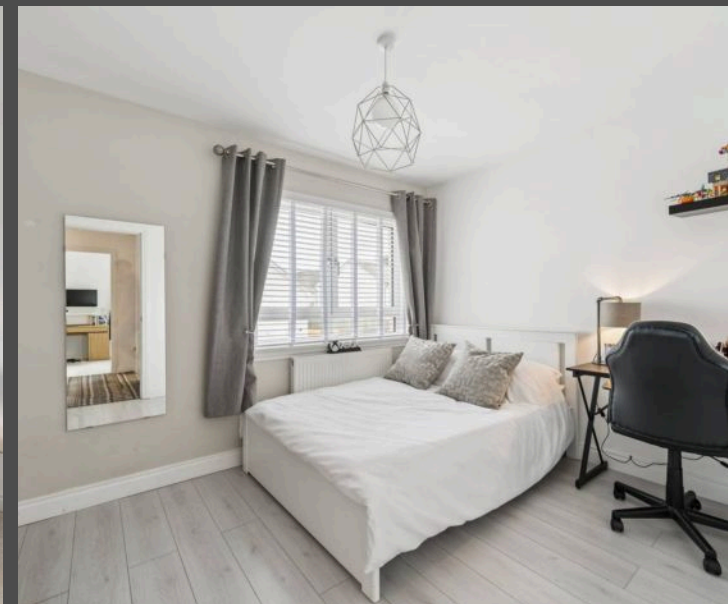
REAR GARDEN

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces





Approximate Gross Internal Area (Including Garage) = 137.1 sq m / 1476 sq ft

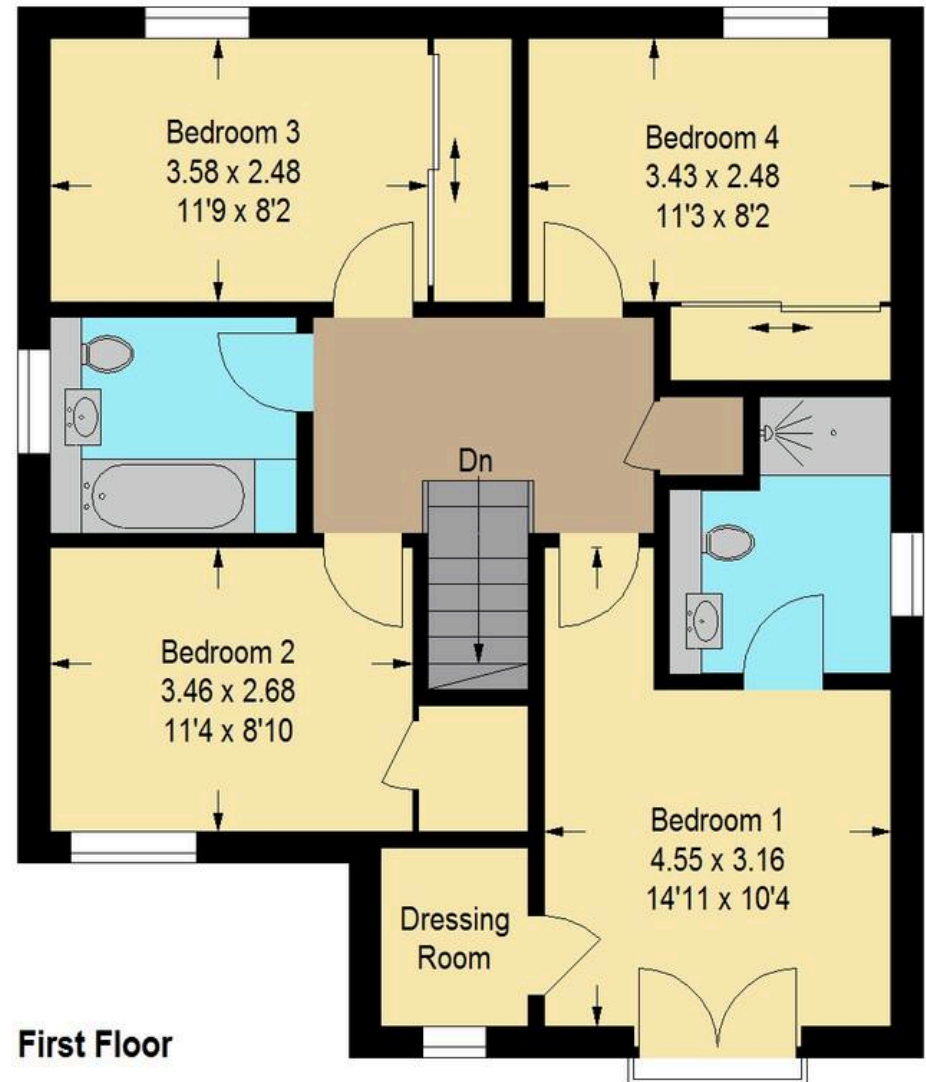
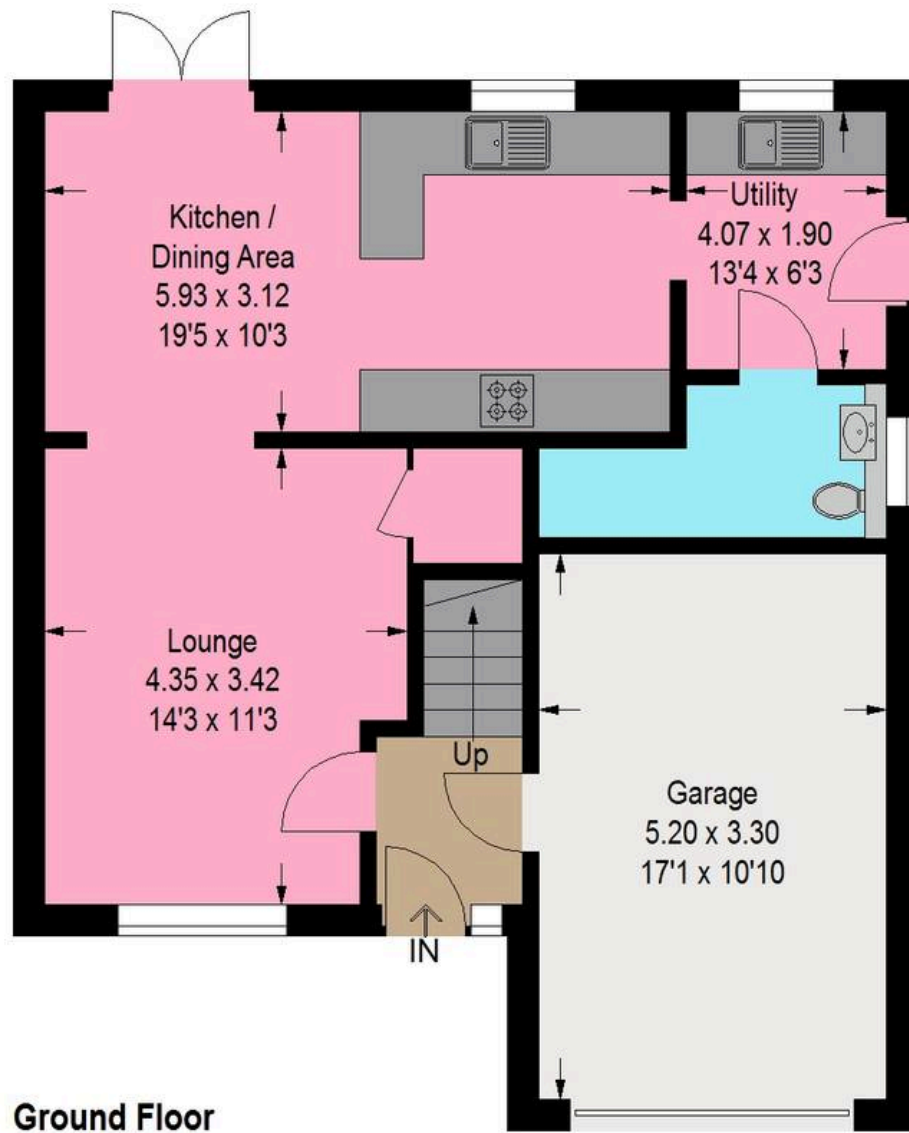


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