



1 Eastfield Road, Fauldhouse

Offers Over £250,000

1 Eastfield Road

Fauldhouse

Welcome to Eastfield Road, Fauldhouse, a spacious and well presented three bedroom detached bungalow set on a generous plot with exceptional parking capacity and a large west facing rear garden. Offering three double bedrooms, a substantial garage, multiple driveways accommodating up to seven or eight vehicles and a recently renovated bathroom, this is a fantastic opportunity for those seeking flexible single level living in a well connected location.

Upon entering, you are welcomed into a bright and inviting hallway that leads through the heart of the home. Positioned to the front of the property is the spacious lounge, a comfortable and well proportioned room that easily accommodates two large sofas and a media wall. A feature fireplace provides a focal point, while large windows allow natural light to flood the space, creating a warm and relaxing environment.

Further along the hallway towards the rear sits the impressive open plan kitchen and dining area. Designed with both practicality and entertaining in mind, the kitchen features white cabinetry, generous worktop space, and an eight burner gas cooker as a standout centrepiece. There is ample space for a dishwasher, washing machine, and even an American style fridge freezer if desired. Spotlights enhance the modern feel, and the dining area comfortably seats around five people. Patio doors open directly onto the rear decking, creating a seamless indoor outdoor flow ideal for entertaining.

The property offers three genuine double bedrooms. Bedroom one, located towards the front, comfortably accommodates a king size bed with bedside cabinets and benefits from fitted wardrobe space and additional room for a dressing table. Dual aspect windows enhance the sense of light and space.



Bedroom two is another generous double and enjoys direct access to the rear garden via patio doors, along with a large double fitted wardrobe. Bedroom three is equally versatile, comfortably fitting a double bed and suitable for use as a guest room, office or family bedroom.

The bathroom has been renovated and is finished with wet wall panelling within the shower enclosure, chrome accents and splashback tiling around the sink. It comprises a modern three piece suite with a standing shower, offering a clean and practical layout.

Externally, the west facing rear garden is a true highlight, low maintenance, generous in size, and an excellent sun trap throughout the afternoon and evening. The decking area provides a fantastic space for outdoor dining and relaxing.

One of the most impressive features of this home is the extensive parking provision. There are three separate driveway areas: two at the front of the property accommodating multiple vehicles and a gated rear driveway leading to the exceptionally sized garage. Together, these spaces allow parking for up to seven or eight vehicles, a rare and valuable asset.



Eastfield Road is situated within the growing and well served community of Fauldhouse. The property is less than a five minute drive from Fauldhouse Train Station, offering direct links to Edinburgh and Glasgow. The A71 provides further excellent road connections. Local amenities include Scotmid and other High Street conveniences, while and St John the Baptist RC Primary School are both within easy reach. Nearby Whitburn and Livingston offer a wider range of retail, leisure and dining options.

This is a spacious and versatile bungalow with exceptional parking, generous outdoor space and strong transport links, an ideal home for families, downsizers or those seeking single level living with room to grow.

Sale Inclusions - Light fittings, Blinds, Curtains, Cooker.

Negotiable - Hot-tub and furniture

Home Report Value- £260,000

EPC - C

Council Tax Band - D

Square Ft- 1033/ 96m²



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- Three Double Bedrooms
- Chain Free
- West Facing Low Maintenance Garden
- Three Driveways That Hold Up To Eight Cars
- Close to Train Station

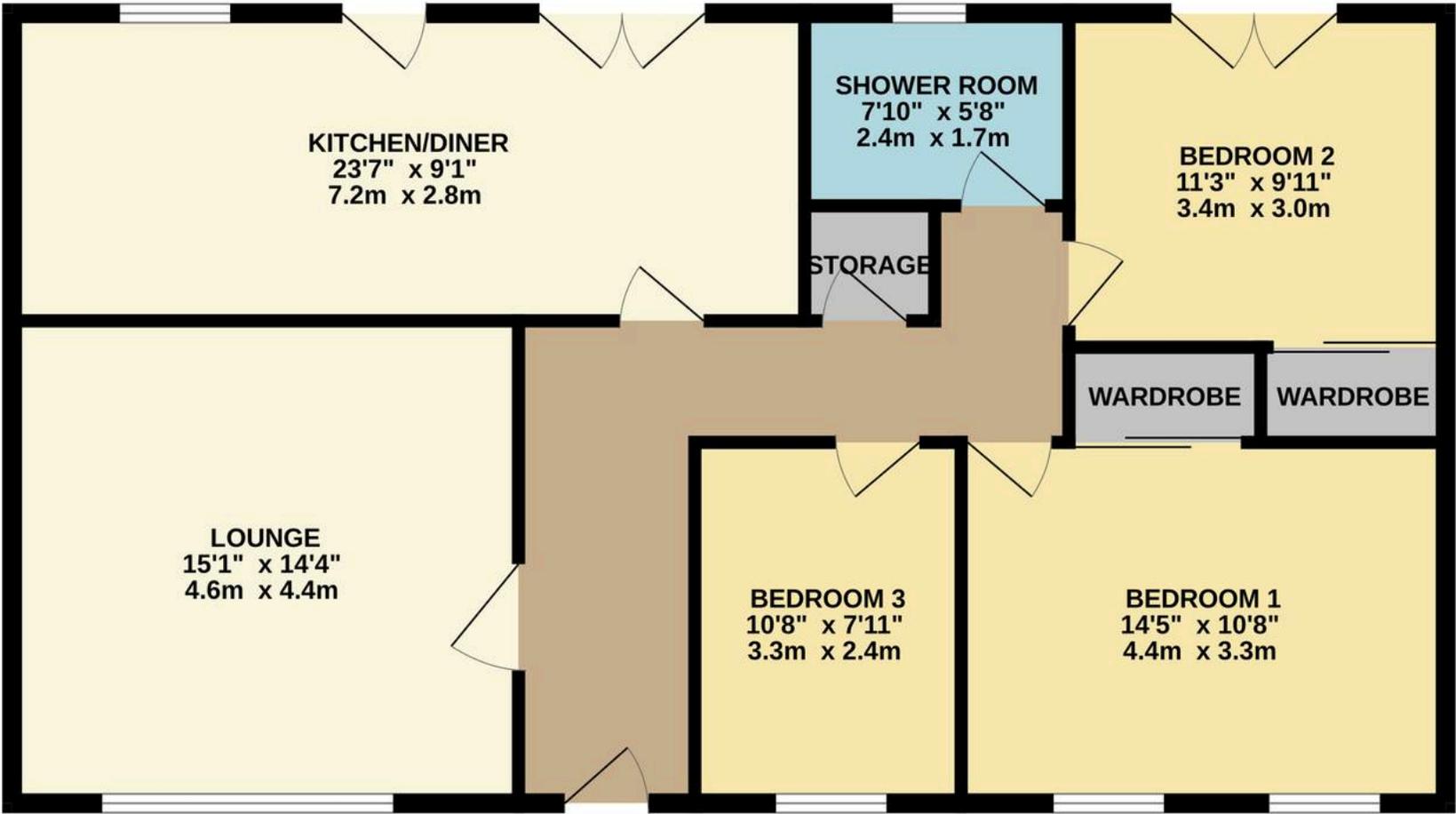
Driveway

5 Parking Spaces





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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