



8 Eastfield Road, Fauldhouse

Offers Over £250,000

8 Eastfield Road

Fauldhouse

Welcome to Eastfield Road a beautifully presented three bedroom bungalow offering stylish interiors, flexible living space and a fantastic garden setting in the heart of Fauldhouse.

As you arrive the property immediately impresses with its private driveway and attached garage, setting the tone for the thoughtfully upgraded home that lies beyond the front door. Stepping inside, you are welcomed into a practical porch area which leads through into the central hallway, the perfect introduction to this warm and inviting home.

To the right hand side, you'll find the open-plan living and dining area. Beautifully styled in soft, earthy tones, this is a wonderfully bright and versatile space designed for modern family living. Dual aspect windows allow natural light to pour in from both the front and rear of the property, creating an airy and uplifting atmosphere throughout the day. The room offers generous proportions, easily accommodating a comfortable lounge setup to the front, while the rear of the space provides ample room for a full dining table ideal for family meals, entertaining guests or simply enjoying everyday life.

Across the hallway, you will find the recently renovated shower room. Designed with both style and practicality in mind, this contemporary space features a sleek shower enclosure, wash hand basin and WC, all finished in a stylish monochrome palette which gives the room a crisp, modern feel.

Continuing along the hallway and around the corner, you are welcomed into the beautifully renovated kitchen. Designed in a timeless shaker style, the soft neutral cabinetry pairs effortlessly with crisp white worktops and splashback to create a bright and elegant cooking space. Integrated appliances include a gas hob with a striking black extractor hood and double oven below, while the sink is perfectly positioned beneath a large window overlooking the garden, allowing natural light to flood the room. Under cabinet lighting adds both practicality and warmth, and the generous worktop space ensures this kitchen is as functional as it is stylish. A door from here leads directly out to the rear garden.



Adjacent to the kitchen is undoubtedly one of the standout features of the home the luxurious spa inspired family bathroom. Beautifully finished with warm stone effect tiling, this stunning space centres around a statement freestanding bath, complemented by elegant copper and brass toned taps and a matching handheld shower. Behind the bath, striking acoustic wooden panelling adds both texture and warmth, while soft ambient uplighting enhances the calming, spa-like atmosphere. A contemporary vanity unit, WC and carefully styled shelving complete the room, creating a tranquil retreat that feels more like a boutique hotel than a typical family bathroom.

Across the hallway from the bathroom, you will also find a fantastic storage cupboard, providing excellent additional space for household essentials.

At the end of the corridor on the right hand side, overlooking the rear garden, is Bedroom One. This beautifully presented room comfortably accommodates a king size bed and benefits from built in wardrobes, providing excellent storage while maintaining a calm and uncluttered feel. Soft lighting and warm décor create a peaceful and relaxing main bedroom.

Turning the corner, you'll find Bedroom Two, currently arranged as a charming nursery. Finished in soft neutral tones with plush carpeting underfoot, this cosy yet versatile room also benefits from built in wardrobes and would equally work well as a guest bedroom or dressing room.



Completing the internal accommodation is Bedroom Three, currently utilised as a stylish home office. Perfect for modern living and remote working, this room offers ample space for a full desk setup and also benefits from a built-in cupboard for additional storage.

Stepping outside via the kitchen, the home continues to impress with its east-facing rear garden. Thoughtfully designed to capture the morning and early afternoon sun, the garden offers a wonderful combination of lawn and decked seating areas perfect for relaxing, entertaining, or enjoying outdoor dining during the warmer months.

The property also benefits from a detached garage, which has been cleverly adapted to maximise its flexibility. The rear section has been enclosed and plastered, creating a fantastic additional space that would work beautifully as a home office, gym, studio or hobby room. Meanwhile, the front portion remains a practical garage area, ideal for storage.

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.



Home Report Value- £260,000

EPC - C

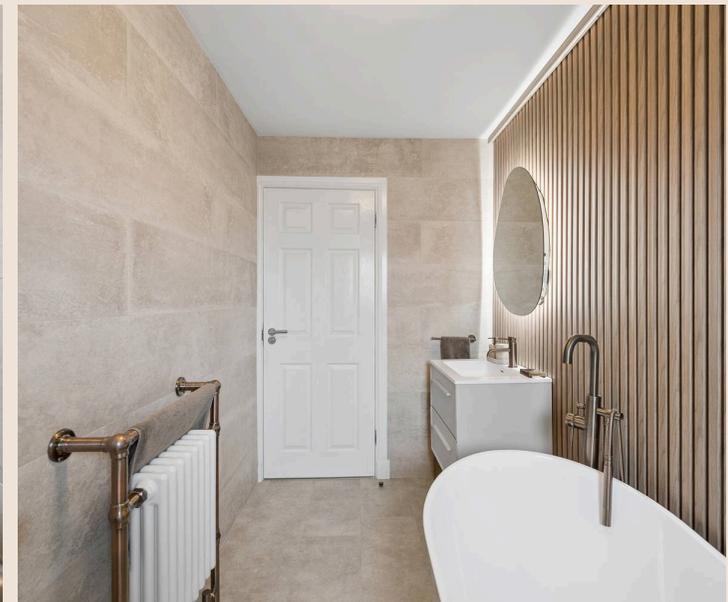
Council Tax Band - D

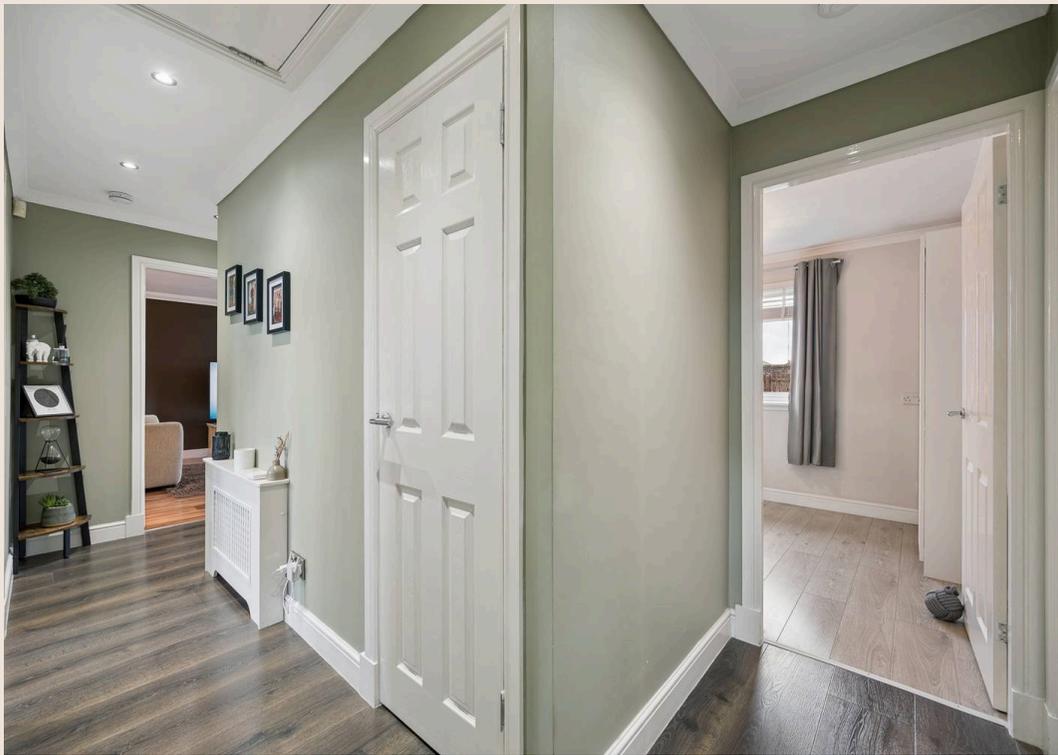
Square Ft- 915/ 85m2

Included in sale- : kitchen appliances (integrated fridge, dishwasher, washing machine). No freezer. Curtains (exception master bedroom and baby room), blinds and light fittings (exception master bedroom)

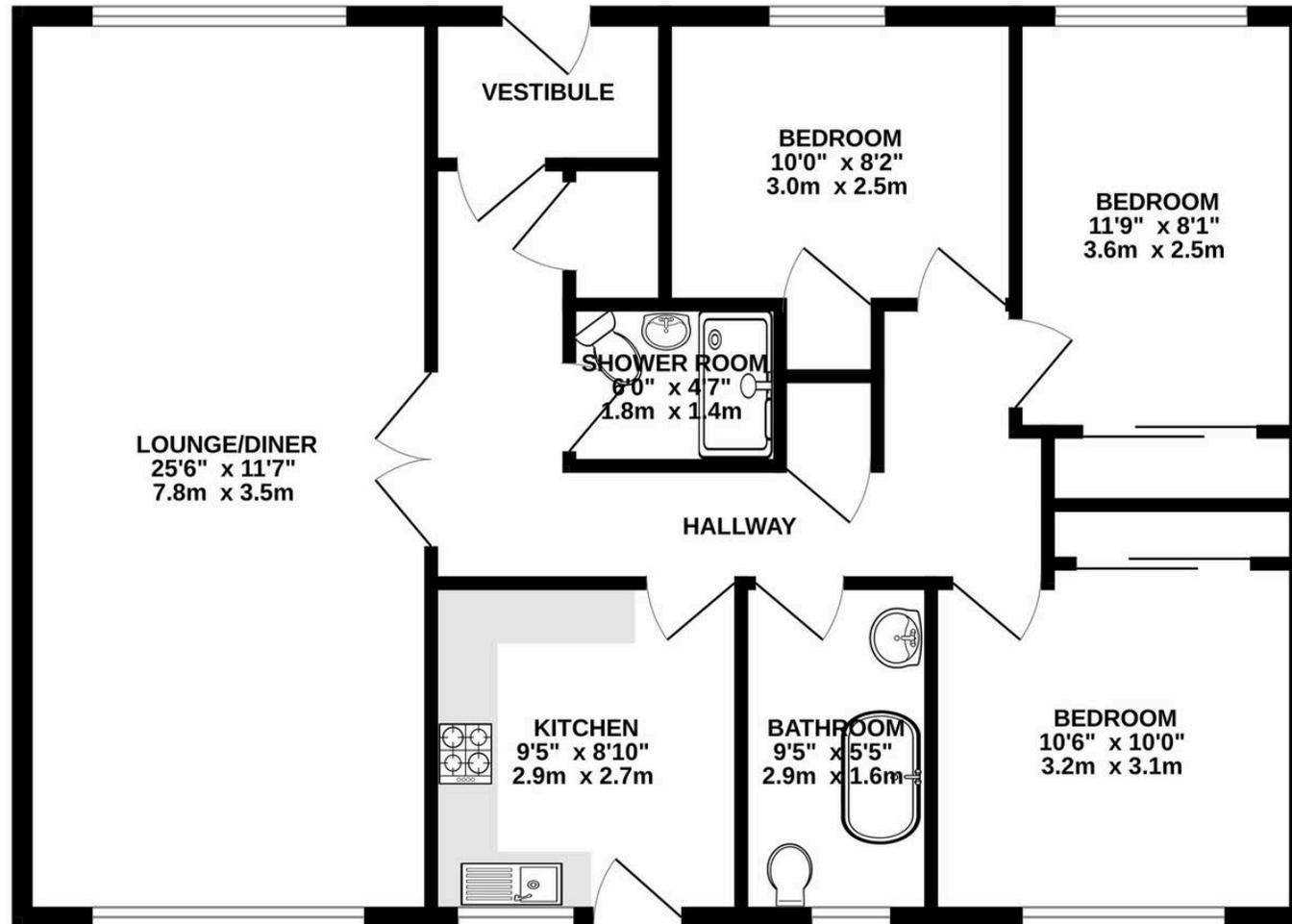
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- Beautifully Presented Three Bedroom Bungalow
- Recently Renovated Kitchen With Integrated Appliances
- Luxurious Spa Inspired Family Bathroom
- East Facing Rear Garden With Decked Seating Area
- Close To Train Station With Links To Edinburgh And Glasgow





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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