



2 Eastfield View, Fauldhouse

Offers Over £260,000



2 Eastfield View

Fauldhouse

Eastfield View is a home where style, space and practicality come together effortlessly. Set on a generous corner plot, this exceptional detached bungalow boasts beautifully presented accommodation, a detached garage, extensive driveway parking and stunning south east and south west facing gardens, creating a home that's every bit as impressive outside as it is within.

Step inside and you're welcomed by a bright and spacious reception hallway, where engineered oak flooring immediately sets the tone for the quality found throughout.

To the front of the home, the elegant lounge is flooded with natural light from a large picture window, creating a warm and inviting space to relax. Bespoke sliding doors allow the room to open seamlessly into the dining area when entertaining or be closed for a more intimate living space, offering excellent flexibility for modern family life.

The impressive open plan kitchen and dining room is undoubtedly the social hub of the home. Measuring over 23ft in length, this beautifully designed space features sleek high gloss cabinetry, generous worktop space, integrated appliances and a breakfast bar, making it equally suited to busy mornings or hosting family and friends. The spacious dining area flows effortlessly into the conservatory, extending the living accommodation and creating the perfect setting to entertain all year round.

Bathed in natural light, the conservatory enjoys lovely views across the rear garden and provides a peaceful space to relax, whether enjoying your morning coffee or unwinding at the end of the day.



The bedroom accommodation is equally impressive. The principal bedroom benefits from fitted mirrored wardrobes and a contemporary en-suite shower room, beautifully finished with stylish wet wall panelling. The second double bedroom also offers fitted wardrobes, while the third bedroom provides excellent versatility and would make an ideal guest bedroom, nursery or home office. Completing the accommodation is a beautifully appointed contemporary three-piece family bathroom, finished with quality fittings and modern wet wall panelling, creating a stylish and low maintenance space.

Practicality has been thoughtfully considered throughout. A fully floored loft with a Ramsay ladder provides excellent additional storage, while solar panels help improve energy efficiency and reduce everyday running costs. The detached garage offers further storage or workshop potential and is complemented by a generous monoblock driveway providing ample off street parking.

Stepping outside, the property continues to impress. The beautifully landscaped rear garden enjoys both south east and south west aspects, allowing you to enjoy sunshine throughout the day. Designed with entertaining in mind, the garden offers generous patio areas, a well maintained lawn and mature planting, creating the perfect outdoor retreat for family gatherings or summer evenings with friends. The hot tub, available by separate negotiation, completes this fantastic outdoor space.



Perfectly positioned within the popular village of Fauldhouse, the property enjoys the best of both worlds. Surrounded by beautiful West Lothian countryside yet exceptionally well connected, residents benefit from excellent local amenities, highly regarded schooling, cafés, supermarkets and leisure facilities, together with Fauldhouse Train Station offering direct services to both Edinburgh and Glasgow. With easy access to the M8 and A71, it's an ideal location for commuters while still enjoying the relaxed feel of village living.

Beautifully presented throughout and offered in true walk in condition, this outstanding bungalow combines stylish interiors, generous living space and exceptional outdoor areas to offer an enviable lifestyle in a home that's ready to be enjoyed from day one.

All furniture can be negotiated. Home Report Value- £270,000
EPC - C
Council Tax Band - D
Square Ft- 1173/ 109m2



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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