



86 Breichwater Place, Fauldhouse

Offers Over £200,000



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Full of personality, bold interiors and character throughout, Breichwater Place is a stylish three-bedroom semi-detached home offering generous accommodation, a private rear garden and off street parking via its own driveway.

From the moment you step inside, it is clear this isn't your typical home. The entrance hallway immediately introduces the property's quirky and characterful style, with warm wood effect flooring complemented by striking dark detailing across the staircase, woodwork and front door. The hallway also provides access to a handy under stair storage cupboard alongside a convenient downstairs WC.

To the right, you enter the impressive living room, a fantastic-sized space with a real sense of personality. A deep, dramatic feature wall creates the perfect backdrop to an eclectic gallery wall, while warm wood effect flooring runs throughout. A large corner sofa demonstrates just how much space is available, with plenty of additional room for occasional furniture. The combination of bold colours, statement lighting and carefully considered décor gives this room a cosy yet striking feel, while natural light keeps the space bright and inviting.

From here, the accommodation flows naturally through into the kitchen and dining area. Modern grey gloss cabinetry provides an abundance of storage and worktop space, complemented by darker tiled flooring and contrasting black detailing. Integrated cooking appliances sit neatly within the cabinetry, while there is also space for additional freestanding appliances. The dining area comfortably accommodates a table and chairs, making this a brilliant everyday family space as well as somewhere to entertain. French patio doors allow plenty of natural light to flood the room and create a seamless connection between the kitchen and garden.



Stepping through the patio doors, you arrive in the private, low-maintenance rear garden. Designed to be enjoyed without demanding hours of upkeep, the garden combines a generous paved patio with artificial lawn and decorative stone borders. The garden feels particularly private and is not directly overlooked from the rear, creating a great space for relaxing or entertaining. A built-in sunken trampoline is a brilliant addition for families, while there is also space for outdoor seating, a shed and further garden storage. Heading upstairs, the home's stylish and striking interiors continue.

Positioned to the front is bedroom one, a generous double bedroom offering plenty of space for bedroom furniture alongside sliding mirrored wardrobes, providing excellent built-in storage. The room also benefits from an additional storage cupboard and its own modern en-suite shower room, adding a touch of practicality and privacy to the principal bedroom.

Within the upper hallway sits the family bathroom, which is a good size and features a bath with shower over, providing a practical setup for everyday family life.

Completing the accommodation are two further bedrooms positioned to the rear of the property. Both are capable of accommodating double beds, making this a particularly versatile three bedroom home. One is currently utilised as a children's bedroom, while the other serves as a home office, demonstrating just how easily the rooms can adapt to suit family life, guests or those working from home.

Breichwater Place forms part of a modern and highly regarded residential development on the edge of Fauldhouse, offering a peaceful setting while remaining close to an excellent range of local amenities. The village provides everything needed for day to day living, including supermarkets, independent shops, cafés, healthcare facilities and leisure amenities, creating a welcoming community that continues to prove popular with families.





For those with children, the property is ideally placed for well regarded local schooling, with St John the Baptist Primary School, Falla Hill Primary School Whitburn Academy and St Kentigern's Academy all serving the area, making the location particularly appealing for growing families.

Commuters are exceptionally well catered for. Fauldhouse Train Station offers regular direct services to both Edinburgh and Glasgow, while the nearby A71 and M8 motorway provide excellent road links across Central Scotland, making travel straightforward whether for work or leisure.

Outdoor enthusiasts will also appreciate the abundance of nearby walking routes, woodland trails and open countryside, offering the perfect balance between village living and easy access to nature. Combining excellent transport connections, local amenities, reputable schooling and a friendly community atmosphere, Fauldhouse continues to be one of West Lothian's most convenient and desirable villages for family living.

Home Report Value- £205,000

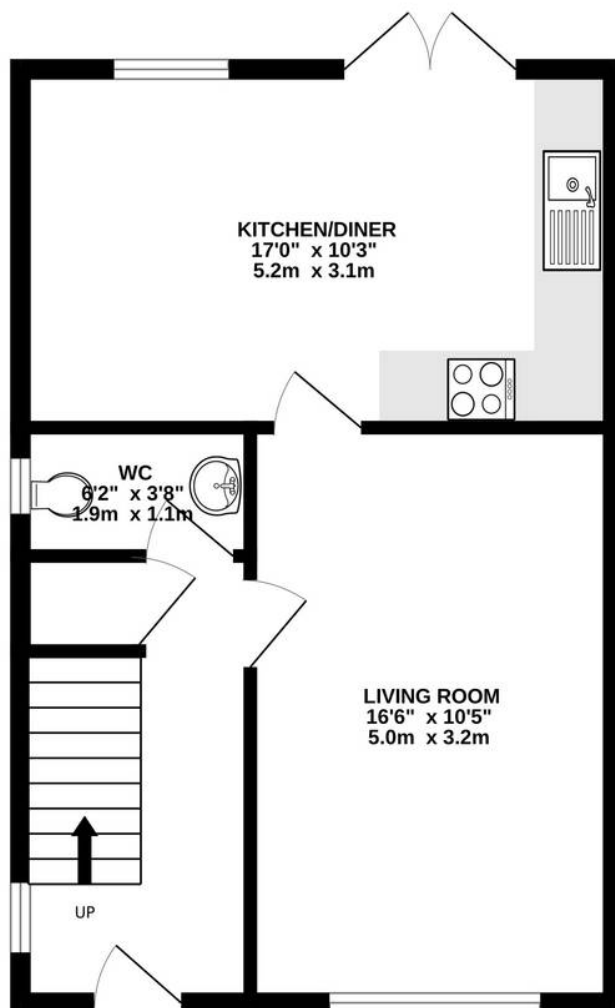
EPC - B

Council Tax Band - D

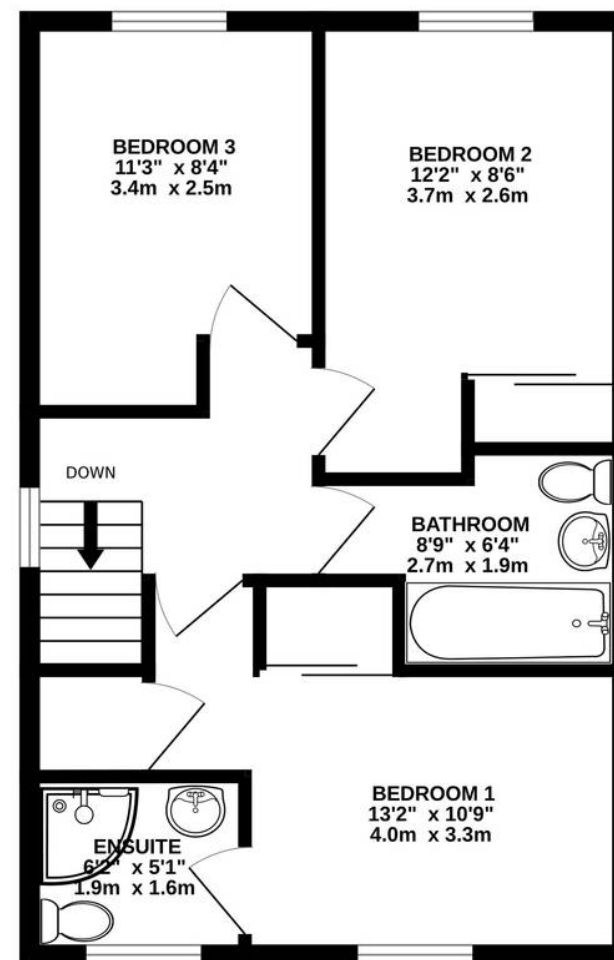
Square Ft- 926/ 86m²



GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.8 sq.m.) approx.

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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Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

