



18-20, Bridge Street, Fauldhouse

Offers Over £350,000

18-20, Bridge Street

Fauldhouse

Dating from circa 1900, this exceptional period residence is a home of remarkable character and individuality, combining beautiful traditional features with generous, versatile accommodation, a separate one bedroom annexe, private parking and a delightful south west facing garden.

From the moment you step inside, the quality and character of the property are immediately apparent. The welcoming entrance vestibule is finished with beautiful decorative floor tiling, opening into an impressive hallway where high ceilings, traditional detailing and elegant proportions set the tone for the rest of the home.

One of its most striking architectural features is the substantial dark timber staircase and galleried upper landing, creating a wonderful sense of scale through the heart of the property. Decorative ceiling roses, period style mouldings, deep skirtings and carefully retained detailing further enhance the home's distinctive turn of the century character.

The reception rooms are equally impressive. The elegant dining room is particularly atmospheric, with a striking black fireplace incorporating rich green tiled detailing providing a superb focal point. To the rear, the generous lounge offers a more relaxed setting, centred around a wood-burning stove, with French doors opening directly onto the south west facing garden.

The contemporary kitchen provides an excellent contrast to the period architecture, with stylish cabinetry, extensive work surfaces and a substantial island with breakfast bar seating, flowing into the adjoining family/dining area. A downstairs bathroom adds further practicality.

A real highlight is the separate one bedroom annexe, comprising its own lounge with dining/study space, fitted kitchen, double bedroom and shower room, an exceptional arrangement for extended family, guests or independent living.

Upstairs, four well proportioned bedrooms continue the home's impressive sense of space, with the principal bedroom benefiting from fitted wardrobes and excellent storage. The beautifully presented family bathroom features a freestanding bath, separate glazed shower and striking patterned floor tiling, complemented by a separate WC.

Outside, the south west facing rear garden provides a wonderfully private setting, with an established lawn, mature planting, paved pathways and a raised decked seating area. Vehicle access runs alongside the property to the rear driveway, providing valuable private off street parking.

- Exceptional Circa 1900 Period Residence Offering Generous And Versatile Family Accommodation
- Four Bedroom Main Residence With The Added Benefit Of A Separate One Bedroom Annexe



Rich in period character yet perfectly suited to modern family life, this is a genuinely special home. Its soaring proportions, beautiful architectural detailing, statement fireplaces, magnificent staircase, separate annexe and south west facing garden combine to create a property with a presence and personality rarely found.

Fauldhouse is a well established West Lothian village, surrounded by countryside yet conveniently positioned for travel throughout the central belt. The village offers an excellent range of everyday amenities including local shops, schooling, its own doctors surgery, pharmacy and dental practice, together with the Fauldhouse Partnership Centre, which provides a range of health, leisure and community facilities.

For outdoor and leisure pursuits, the village is home to Greenburn Golf Club, with its attractive 18 hole course enjoying a lovely setting within the Breichwater Valley. The surrounding countryside also provides opportunities for walking and enjoying the outdoors.

Fauldhouse benefits from its own railway station, providing convenient connections towards Edinburgh and Glasgow, while the surrounding road network gives easy access to Livingston, Bathgate, Whitburn and destinations throughout the central belt.

Combining a village setting, excellent local amenities, countryside surroundings and convenient transport connections, Fauldhouse is an appealing location for families and commuters alike.

Home Report Value- £365,000

EPC - D

Council Tax Band - E

Square Ft- 2691/ 250m2

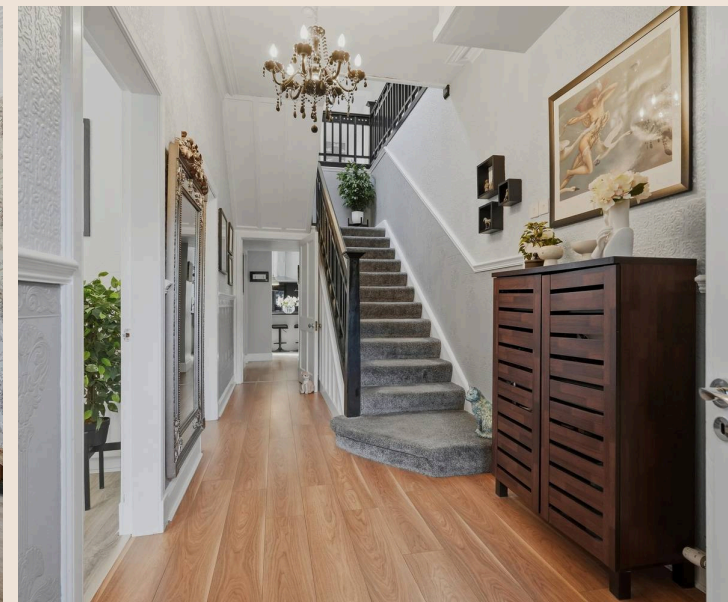
Some images within this listing have been digitally enhanced or created using AI for illustrative purposes. Prospective buyers are advised to arrange a viewing to confirm the property's actual appearance, condition and features.

Council Tax band: E

Tenure: Freehold

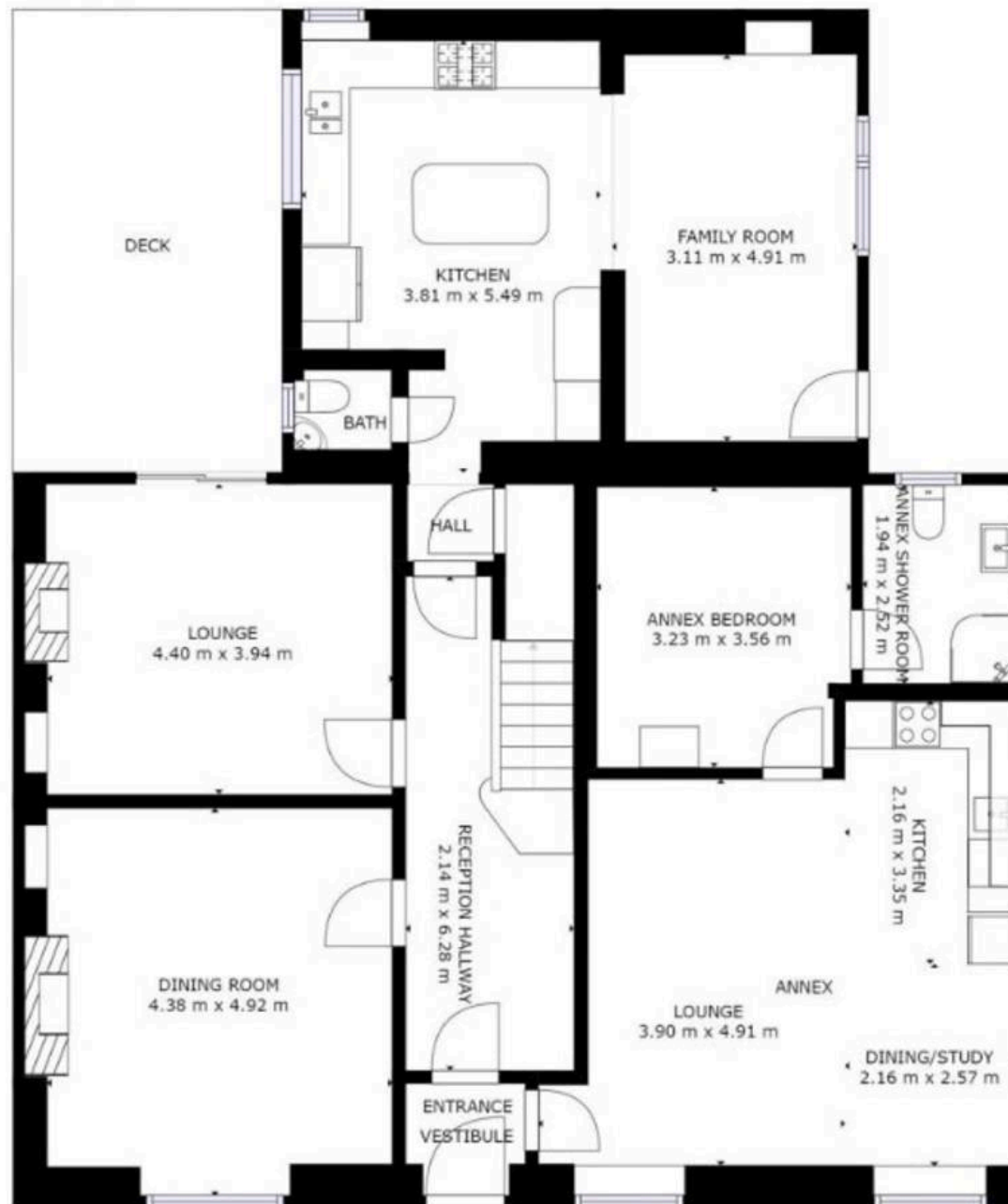
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E









GROSS INTERNAL AREA
FLOOR 1: 155 m² FLOOR 2: 105 m²



Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/