



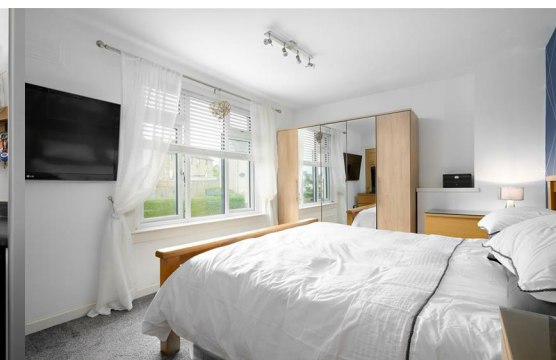
66 Almond View

Seafield, EH47 7BD

Offers over £149,000



Located within a highly sought after village that is within easy reach of Livingston, this 2 bedroom semi-detached property would be the perfect choice for first time buyers entering the property market. Set on Almond View in Seafield with a preferred south facing rear outlook, the property enjoys a generous corner plot to offer something for all to enjoy. Seafield is a few miles to the west of Livingston and is an ideal commuter base, with easy access to the M8 motorway nearby and a train station found within 10 minutes drive from the property. Local amenities within the village include a convenience store, primary school and bowling club whilst secondary schooling is a short shuttle bus ride away. Excellent walking and cycling routes are found within easy reach from Almond View, linking along the Almond River and joining the popular Shale Trail which meanders throughout the county.



Description

The property itself is a well-proportioned ex-local authority home that offers space for a couple or young family to grow. Tastefully enhanced and maintained by the current owners, the property enjoys a sharp exterior with renewed anthracite double glazing and doors alongside an upgraded harled finish. Two double bedrooms offer ample space for a family or to meet home working requirements, with cupboard space available to each room alongside a partially floored attic to offer further storage or conversion potential. A contemporary fitted kitchen includes a range of storage cabinets alongside space for all the essential appliances, with the oven, hob and fridge-freezer included as a part of the sale. The living room is a comfortable space for everyday relaxing, with a striking feature wall perfect for mounting a TV. The bathroom comprises a modern 3 piece suite, with a chrome mixer shower mounted above the bathtub. Gas central heating offers further practical comfort, with the combi boiler replaced in 2022. Externally the plot offers garden grounds to the front, side and rear, with the south-east facing rear garden offering wonderful views and will include a hot-tub with timber enclosure. Off-street parking potential can be found to the side.

Location

The village of Seafield is conveniently located in West Lothian, being within ten minutes drive of two of the regions main towns Bathgate and Livingston, where a comprehensive range of facilities can be found. Seafield boasts good local amenities including a shop, primary school, community centre and a bowling club. The nearest secondary school is a short bus ride away. Travel in and around central Scotland is handy with major access routes such as the M8 motorway and rail services within a short distance.

Living Room 14'1" x 13'6" (4.30m x 4.14m)

Kitchen 14'1" x 7'4" (4.30m x 2.25m)

Bedroom 1 14'2" x 10'4" (4.32m x 3.17m)

Bedroom 2 10'6" x 10'5" (3.22m x 3.18m)

Bathroom 6'8" x 5'7" (2.05m x 1.72m)

Extras

All blinds, floor coverings, light fittings, Fridge-Freezer, garden shed, hot tub enclosure and hot tub included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £150,000

Total Floor Area: 71m² (765 ft²)

Parking: Off-Street

Heating System: Gas

Council Tax: A - £1291.57 per year

EPC: D

Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

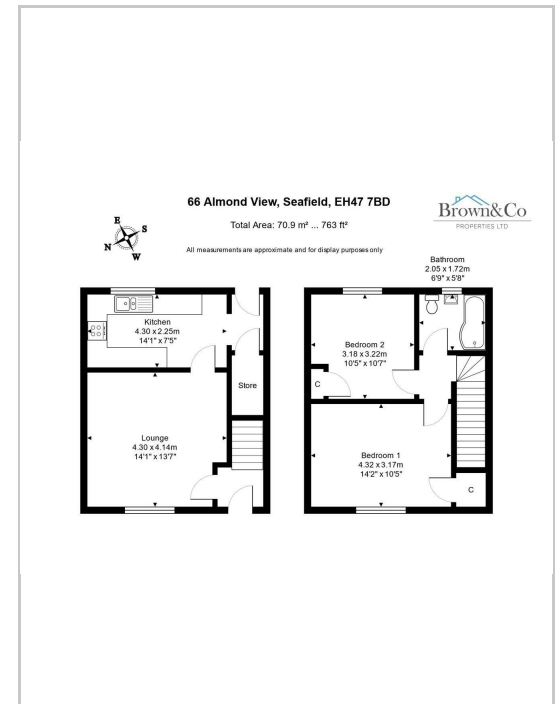
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Area Map



Floor Plans



Energy Efficiency Graph

