



45 Heatherwood

Seafield, EH47 7BX

Offers over £225,000



Set within a peaceful development surrounded by scenic countryside within the sought after village of Seafield, this 3 bedroom semi-detached bungalow offers a great home for buyers of all ages who are in search of single level living. Heatherwood is located close to the centre of the village and just off the main A705 link into Livingston, proving especially handy for those looking to be close to here for work or family. Everyday amenities are available locally including a shop and primary school, whilst commuters will enjoy nearby access to the M8 via junction 3a and a train station alongside a wider range of shops in neighbouring Bathgate. Seafield is home to some excellent walking and cycling routes to the north and south of the village, perfect for those looking to keep fit or explore with children and furry friends.



Description

The property is presented to the market in ready to move-in condition throughout and enjoys a floorspace and layout that will be perfect for buyers looking to downsize. A well-proportioned main living room is a comfortable space to relax and unwind whilst a modern fitted kitchen includes a range of storage cabinets and space for all the essential appliances. The contemporary bathroom enjoys 3 piece suite with a rainfall mixer shower mounted above the bathtub. Three bedrooms are perfectly sized for a couple or young family, with fitted wardrobes found to the 2 larger bedrooms alongside cupboards in the hallway and additional storage potential via the partly floored attic area. Gas central heating and double glazing allow everyday practical comfort whilst the property is further enhanced by the provision of solar panels to the south facing front aspect, providing supplementary electricity. There are garden grounds available to the front, side and rear with driveway to the front to allow good off-street parking. An artificial lawn and decked terrace to the side is perfect for soaking up the best of the sunny weather whilst a 14m2 summer house at the rear garden offers a wonderful multi-purpose space for work or leisure.

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.

Hallway 17'5" x 6'2" (5.31m x 1.89m)

Living Room 16'1" x 11'10" (4.92m x 3.63m)

Kitchen 10'2" x 9'7" (3.12m x 2.94m)

Bathroom 6'1" x 5'5" (1.87m x 1.66m)

Bedroom 1 10'5" x 8'5" (3.19m x 2.59m)

Bedroom 2 10'2" x 9'1" (3.12m x 2.78m)

Bedroom 3 10'2" x 7'9" (3.12m x 2.38m)

Extras

All blinds, light fittings, floor coverings included in the sale. Summer house items available if desired. Any other items by separate negotiation.

Key Info

Home Report Valuation: £225,000

Total Floor Area: 73m2 (785 ft2)

Parking: Driveway

Heating System: Gas

Council Tax: C - £1880.75 per year

EPC: C

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

