



7 Almond View

Seafield, West Lothian, EH47 7BA



Property Summary

This two-bedroom end-terrace house is situated in a quiet cul-de-sac within an established residential development in Seafield, close to the village shop and primary school, as well as transport links and the scenic surrounding countryside. More extensive amenities can be found in the surrounding towns and villages. The home is accompanied by a large rear garden, a detached single garage, and a private driveway.

Extras: All fitted floor coverings, window coverings, and light fittings will be included in the sale.

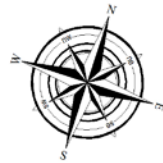
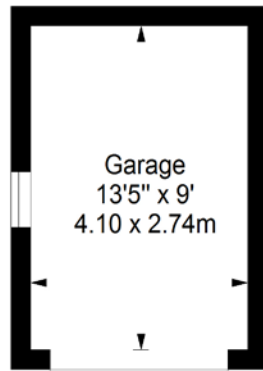
Property Features

- End-terrace house in Seafield
- Quiet cul-de-sac setting
- Entrance hallway
- Spacious, south-facing living room
- Kitchen and rear hall with storage and external access
- Two well-proportioned double bedrooms (one with storage)
- Attractive, modern shower room
- Large rear garden and front garden
- Detached single garage
- Private driveway
- Gas central heating system
- Double-glazed windows
- EPC Rating - D

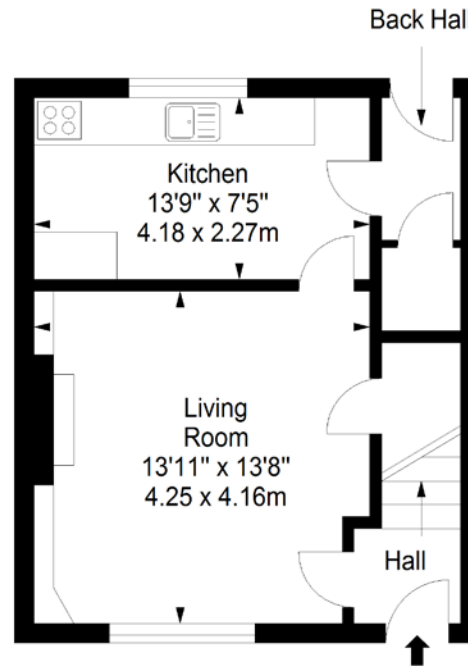


Floorplan

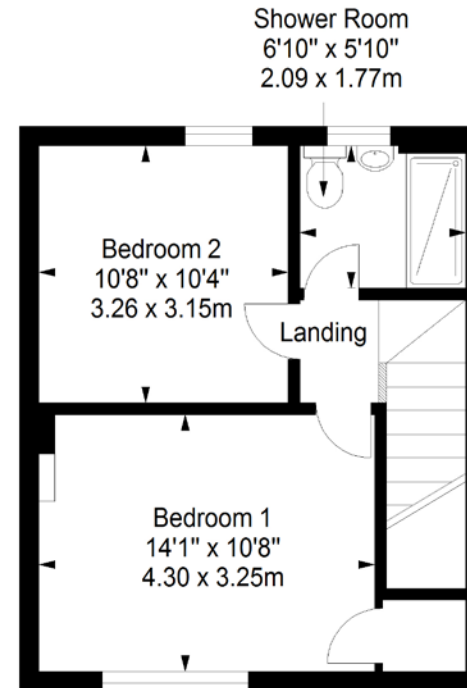
Garage
Approx. 11.2 sq. metres (120.6 sq. feet)



Ground Floor
Approx. 35.9 sq. metres (386.4 sq. feet)



First Floor
Approx. 35.8 sq. metres (385.4 sq. feet)



Total area: approx. 82.9 sq. metres (892.4 sq. feet)

All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106