



6 Heatherpark  
Seafield Bathgate  
EH47 7BY

Fixed Price £175,000

**Caesar & Howie**  
*Solicitors & Estate Agents*





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### Seafield Bathgate EH47 7BY

An ideal family home is offered from this popular style semi detached villa, located in a central and sought after location. The property accommodation is well laid out, with good size rooms, modern double glazing and excellent storage facilities. It also holds excellent further potential for cosmetic upgrading. It has a central position within the village and is conveniently placed for the local primary school adjacent, local store, public transport and general amenities. The larger towns of Livingston and Bathgate are within easy driving distance and offer a host of facilities and rail services. Immediate/flexible entry available. Chain free.

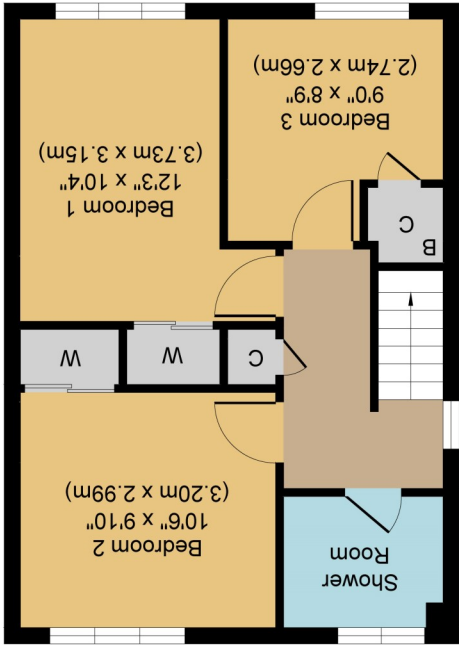
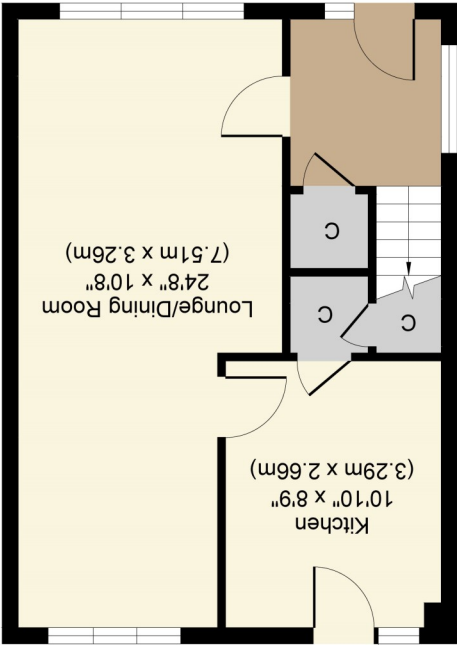
- **Entrance hall**
- **Spacious lounge/dining room**
- **Fitted kitchen**
- **Three bedrooms**
- **Modern shower/wet room**
- **GCH & DG**
- **Gardens**
- **Driveway**
- **Council Tax Band D**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [mam@caesar-howie.co.uk](mailto:mam@caesar-howie.co.uk)





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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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