



18 Heatherwood  
Seafield EH47 7BX  
Fixed Price £195,000

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





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Early viewing of this charming and well presented detached bungalow is highly advised to avoid disappointment. Set within a prime sought after area, it will provide an ideal property for a variety of buyers, including retired persons and those looking for level access accommodation. Both kitchen/diner and shower room are of a modern standard and the double bedrooms have large built-in wardrobes. Local amenities, public transport and convenience store are all close at hand. Neighbouring Livingston and Bathgate are a short drive away. Flexible entry. Chain free.

- **Entrance hall**
- **Bright lounge**
- **Spacious kitchen/dining**
- **Two double bedrooms (wardrobes)**
- **Modern well appointed shower room**
- **Gas Central Heating (Boiler approx. 2 yrs)**
- **Full double glazing**
- **Part floored attic/ladder**
- **Attractive low maintenance gardens**
- **Driveway & hard standing/parking**
- **Disabled access ramp**
- **Council Tax Band C**
- **Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [prop@caesar-howie.co.uk](mailto:prop@caesar-howie.co.uk)**

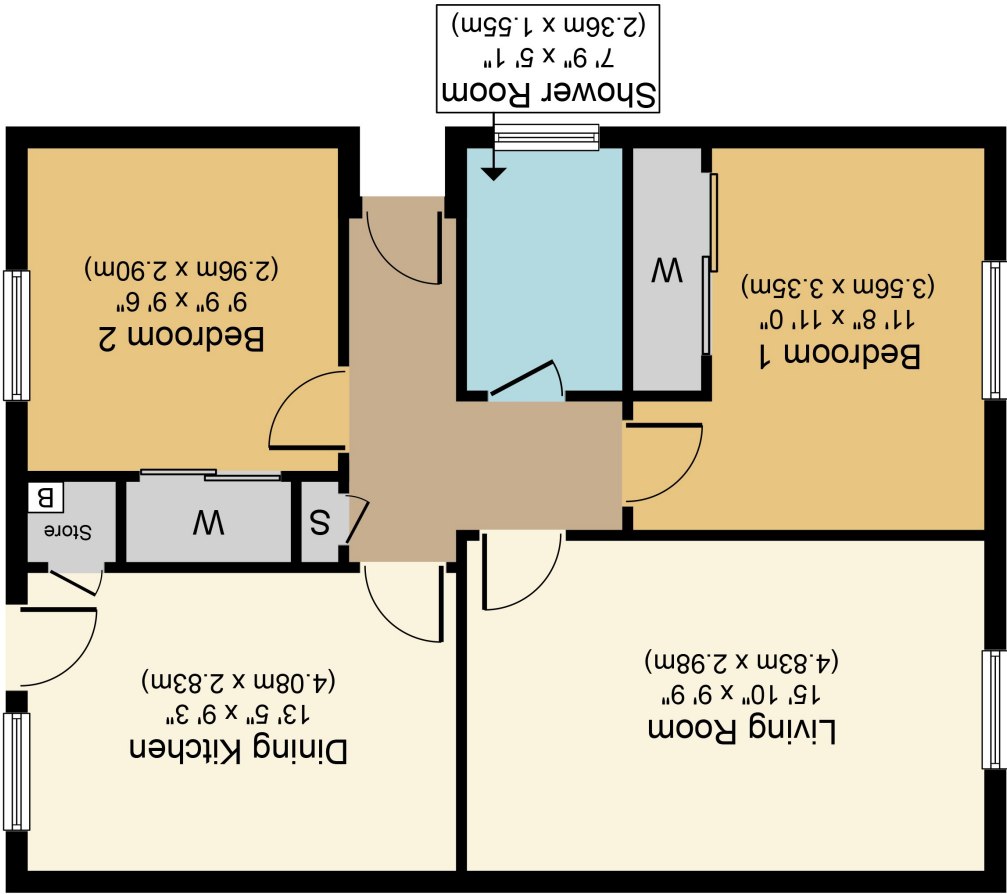




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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