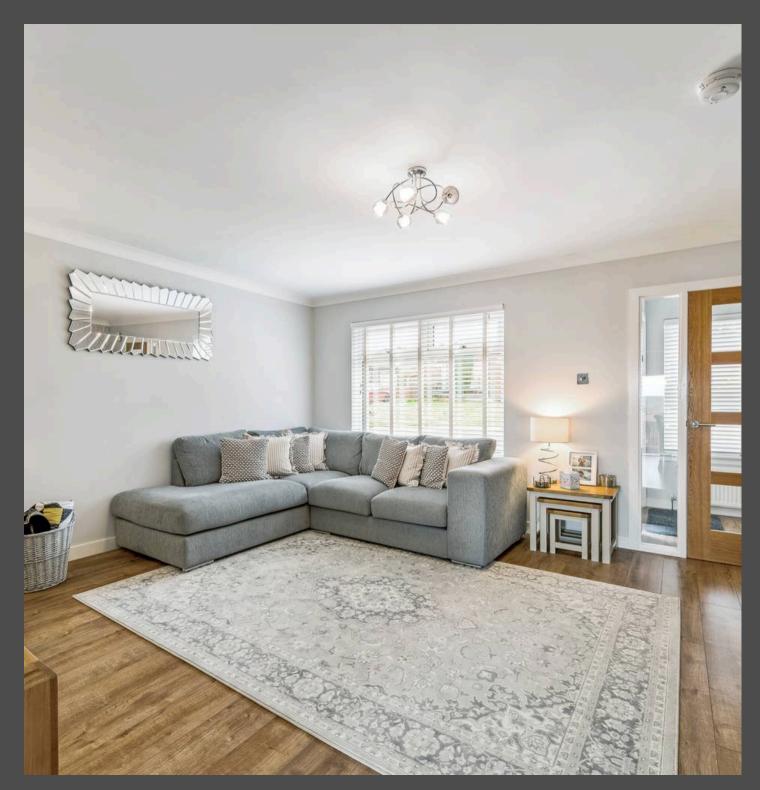


FOR SALF

BRIDGES



27 Hawthorn Bank

Seafield

Welcome to 27 Hawthorn Bank. Tucked away in a peaceful cul-de-sac, this beautifully maintained three-bedroom home is ideal for families or those seeking a quiet and comfortable lifestyle. From the moment you arrive, the property's well-kept exterior and generous driveway—offering space for up to three cars—set the tone for the care and attention the current owners have given to this home.

Stepping inside, you are welcomed into a practical entrance hall. This space is more than just a doorway to the rest of the home—it provides a fantastic buffer between the outdoors and your main living areas. Featuring a handy built-in double cupboard ,offering excellent storage for coats, shoes, and everyday essentials, helping to keep the home tidy and organised. The entrance hall is also spacious enough to be styled with a console table or additional storage furniture if desired, making it a functional yet inviting first impression.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







From here, you step into the lounge, a beautifully bright and neutrally decorated space designed for relaxation. A standout feature is the striking glass banister staircase, which not only adds a modern touch but also enhances the feeling of openness in the room. There is ample space for a variety of furniture layouts, whether you prefer a cosy setting with a large sofa and coffee table or an open, airy feel for entertaining guests. Large windows allow natural light to flood the space, making it a warm and welcoming environment throughout the day. Flowing effortlessly from the lounge through an open archway is the kitchen/diner, the true heart of the home. Designed with both style and practicality in mind, this modern kitchen boasts a generous amount of counter and cupboard space, ensuring ample storage and workspace for home cooks. The layout is perfectly suited for a dining table, making it the ideal setting for family meals or social gatherings. Patio doors lead directly to the private rear garden, a low-maintenance outdoor space that enjoys a southwest-facing position, allowing for plenty of natural sunlight. Whether you're enjoying a quiet morning coffee, hosting a summer barbecue, or watching children play, this garden offers a private and peaceful retreat.

Heading upstairs, the home continues to impress. The recently upgraded shower room has been finished to an exceptional standard, fully tiled with sleek grey glossy subtle look that create a contemporary and luxurious feel. Black accents over thecontrast beautifully, adding a modern edge, while the highquality fittings, including a stylish shower over bath, vanity unit, and WC, complete this elegant space.

The three bedrooms offer a fantastic balance of space and versatility. The primary bedroom is a generous double, currently hosting a kingsize bed, benefiting from built-in wardrobe space, ensuring plenty of storage while still leaving room for additional furnishings. The second bedroom, also a well-sized double, mirrors these benefits, making it an excellent space for guests, children, or even a dressing room. The third bedroom, though smaller, provides plenty of flexibility—it can serve as a child's bedroom, a home office, or even a hobby room to suit your needs.



Approximate Gross Internal Area = 85.1 sq m / 916 sq ft





Illustration For Identification Purposes Only. Not To Scale (ID:1174980 / Ref:90121)



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