



10 Meadowpark, Seafield

In Excess of £330,000



*** Attractive 4 Bed Detached Villa in a Sought After Location ****

Carol Lawton and RE/MAX Property are delighted to offer to the market this 4 bedroom detached villa which is situated within a popular but quiet area in the village of Seafield. Comprising of entrance hall, spacious lounge, excellent dining, dining kitchen, utility room, downstairs WC, 4 double bedrooms, 1 en-suite and family bathroom. The property benefits from front & rear gardens, driveway for off road parking garage, double glazing and gas central heating.

Tenure: Freehold

Council Tax Band: E

Factor Fee: None

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Seafield is a small community town situated to the west of Livingston and south of Bathgate. Local amenities include a shop, post office and a local primary school. Commuting is easy from the area with main routes to the M8 for Glasgow and Edinburgh, regular running buses and train links in nearby Bathgate and Livingston.

Bathroom

Stylish room with an opaque window to the rear of the property. Comprising of a cream WC, sink and taps, bath with overhead mains operated shower and glass Central spotlight fitting, tiled floor with slash back wall tiles walls, carpet wall mirror, extractor fan and a radiator.

Stairs & Landing

Carpeted stairs to the upper level where access can be gained to the bedrooms, the family bathroom and the partially floored loft space. There is a window to the front of the property. Central light fitting, storage cupboard and a radiator.

Utility room

6' 7" x 5' 5" (2.00m x 1.65m)

Handy Laundry room with a window and ½ glazed door to the rear of the property. Comprising of base and wall units, sink with a chrome taps and space for a washing machine, and tumble dryer Central light fitting and laminate flooring. Access to the downstairs WC.

Bed Room 3

10' 3" x 9' 7" (3.13m x 2.93m)

Another double room with a window to the front of the property. Central light fitting, double fitted wardrobes, carpet flooring and a radiator. currently being used as a second sitting room.

Bed Room 2

10' 10" x 9' 9" (3.29m x 2.96m)

Fantastic room with a window to the rear of the property. Central light fitting, carpet flooring and a radiator, double fitted wardrobes.

Bed Room 4

11' 2" x 9' 8" (3.40m x 2.95m)

Another good size double room with a window to the rear of the property. Central spotlight fitting, double fitted wardrobes, carpet flooring and a radiator.



Master Bedroom

13' 9" x 10' 6" (4.19m x 3.20m)

Bright and light room with a window to the front of the property. Central light fitting, large sized fitted double wardrobes, offering excellent hanging and storage space, carpet flooring and a radiator. Access to the En-Suite.

En -Suite

8' 8" x 6' 0" (2.64m x 1.84m)

Beautiful room with an opaque window to the side of the property. Comprising of a white WC Floating oval sink with a chrome mixer tap and a double shower cubicle with a mains operated shower and rain head for extra power. Central light fitting, tiled splash back walls, vinyl extractor fan and a radiator, feature led mirror.



Lounge

16' 4" x 13' 9" (4.97m x 4.20m)

Spacious lounge with natural light flowing in through large double windows, carpet flooring, central light fittings and radiator this lounge has French doors through to the dining room.

Kitchen/Breakfast Room

14' 10" x 10' 10" (4.51m x 3.29m)

Excellent size kitchen/breakfast room large windows overlooking the very beautiful garden and beyond comprising of base and wall units with complimentary work tops, tiled splash back and a stainless steel sink with a chrome mixer tap. 5 ring gas hob and oven, extractor fan, dishwasher. There is space for an American sized freestanding fridge/freezer. Downlighters, laminate flooring and radiators. The dining space can easily accommodate a dining table and chairs. Access to the utility room and cloakroom WC.

Dining Room

11' 4" x 9' 7" (3.46m x 2.92m)

The dining space can easily accommodate a large dining table and chairs with free standing furniture this room also benefits from French doors leading out to the lovely gardens.

Cloakroom WC

5' 9" x 2' 11" (1.75m x 0.89m)

Attractive room with an opaque window to the side of the property. Comprising of a white WC and a sink with a chrome taps. Central light fitting, tiled splash back, laminate flooring and a radiator.

Entrance Hall

12' 8" x 3' 4" (3.87m x 1.02m)

Enter via a ½ glazed door with a window to the side into the welcoming, hall which then provides access to the lounge, dining kitchen and stairs to the upper level. Central light fitting, carpet flooring, under stairs storage cupboard and a radiator.

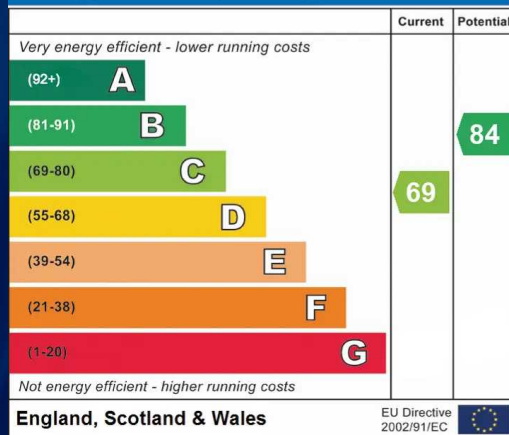


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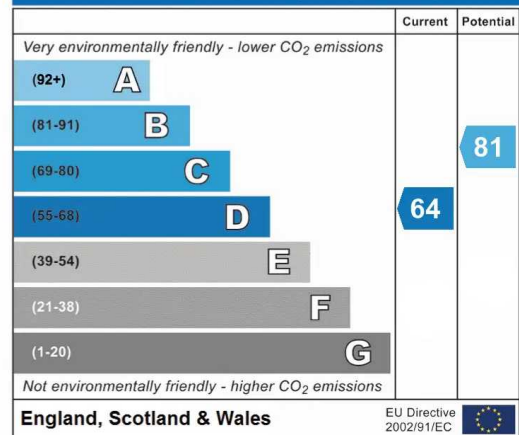


The Home Report

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





RE/MAX Property

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