



41 Heatherwood, Seafield

Offers Over £385,000



41 Heatherwood

Seafield, Bathgate

Carol Lawton and RE/MAX Estates Linlithgow proudly present this stunning 4-bedroom detached home in Seafield, featuring 2 reception rooms—perfect for stylish, modern family living.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Vestibul

7' 11" x 5' 1" (2.42m x 1.55m)

Entering through a solid wooden door with glazed panels, the vestibule welcomes you with light laminate flooring, elegant centre lighting, and convenient space for coats, shoes, and boots—setting a warm, inviting tone for the home.

Entrance Hall

13' 5" x 4' 3" (4.09m x 1.30m)

A large, spacious, and welcoming hallway featuring laminate flooring, a radiator, and a stylish centre light fitting. High ceilings enhance the sense of space, while handy under-stair storage adds practicality. Providing access to the lounge, kitchen, cloakroom WC, bedroom four/study, and the upper level, this hallway truly forms the heart of the home.

Lounge

21' 4" x 13' 0" (6.50m x 3.96m)

A bright and inviting lounge featuring a large bay window, carpeted flooring, radiator, and central hanging light. Open plan to the dining area, it boasts a striking electric fireplace with log-burning effects as a charming focal point, complemented by elegant cornicing for added character and style.

Dining Room

11' 3" x 11' 9" (3.42m x 3.58m)

A beautiful dining space overlooking the rear garden, filled with natural light through a patio door. Spacious enough for a large table and chairs, it features carpeted flooring, a radiator, and stylish hanging lighting, with convenient access to the kitchen—perfect for family meals and entertaining.

Kitchen/Diner

18' 6" x 10' 4" (5.63m x 3.14m)

A well-appointed kitchen/diner featuring two rear-facing windows that fill the space with natural light. It offers ample storage with a range of fitted cupboards and space for a dining table and chairs. The kitchen is equipped with an electric hob, oven with grill, extractor fan, integrated dishwasher and fridge, and a stylish stainless-steel sink with modern mixer tap. LED strip lighting, a radiator, access to the utility room, and a large pantry-style cupboard complete this practical and contemporary space.





Utility

10' 7" x 6' 7" (3.22m x 2.00m)

A great-sized utility room featuring laminate flooring and modern LED strip lighting. A wooden half-glazed door leads directly to the rear garden, while a stainless-steel sink with drainer and mixer tap adds practicality. There's ample space for a washing machine, tumble dryer, and a free-standing freezer (gifted by the owner). A convenient internal door provides direct access to the garage, making this a highly functional and well-

Bed 4 /Office

12' 8" x 11' 2" (3.86m x 3.40m)

Bedroom four is a generously sized double room, currently used as a home office. Featuring a front-facing window, carpeted flooring, a radiator, and a central ceiling light, this versatile space can easily serve as a bedroom, study, or playroom—perfect for adapting to your family's needs.

Cloakroom Wc

5' 10" x 5' 1" (1.77m x 1.56m)

A handy cloakroom WC featuring laminate flooring, a central ceiling light, and a modern WC and sink with a sleek mixer tap—combining practicality with contemporary style.

Bedroom Four/Study

12' 8" x 11' 2" (3.86m x 3.40m)

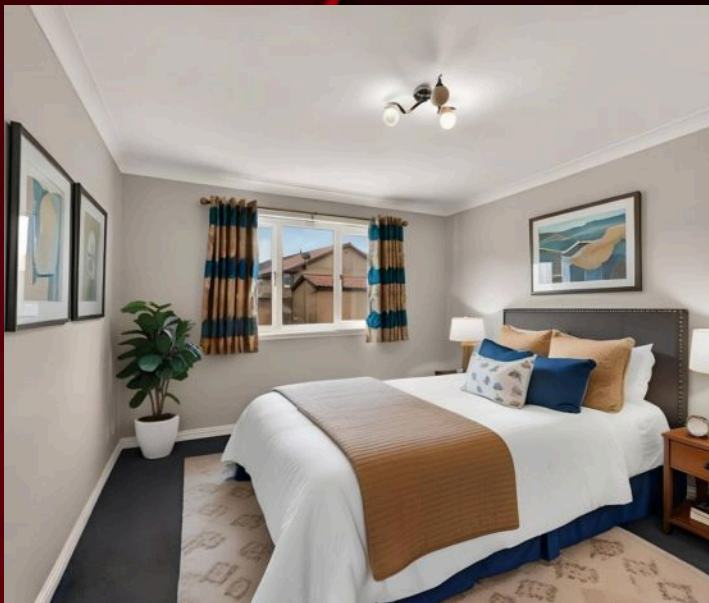
Stairs & Landing

A spacious and bright stairs and landing area featuring carpeted flooring, a radiator, and central ceiling lighting. It provides access to three bedrooms and the family bathroom, as well as attic space, and benefits from a large walk-in storage cupboard, combining practicality with style.

Primary Bedroom

15' 0" x 16' 3" (4.58m x 4.96m)

This executive-style primary bedroom offers a bright and spacious retreat, featuring a large front-facing window, soft carpet flooring, and a feature ceiling light. Wall-to-wall fitted wardrobes provide ample hanging and shelving space, with room for additional furniture. The room's combed ceilings add character, and access to the stylish en-suite completes this beautiful, relaxing space.





En Suite

7' 9" x 6' 9" (2.37m x 2.07m)

Bedroom Two

14' 8" x 12' 7" (4.46m x 3.84m)

A generously sized second bedroom featuring two large front-facing windows that flood the space with natural light. Stylish laminate flooring, a radiator, and a feature hanging light add warmth and character. Wall-to-wall fitted wardrobes offer excellent hanging and shelving space, while the charming combed ceilings and fresh décor create a bright, inviting atmosphere.

Bedroom Three

14' 9" x 10' 9" (4.49m x 3.28m)

A spacious double bedroom with two rear-facing window, carpeted flooring, and a radiator, complemented by a central ceiling light. Wall-to-wall fitted wardrobes provide ample hanging and shelving space, while there's plenty of room for additional free-standing furniture, creating a comfortable and versatile living space.

Family Bathroom

10' 10" x 8' 0" (3.30m x 2.43m)

A generously sized four-piece family bathroom featuring a rear window that fills the room with natural light. It includes carpet flooring, a radiator, and modern ceiling spotlights. The luxurious bath has a sleek waterfall mixer tap, while the spacious walk-in shower cubicle boasts a mains-powered rain-head shower and a secondary handset—creating the perfect blend of comfort and style.





FRONT GARDEN

The property boasts a very large front garden, mainly laid to lawn, with an attractive wrap-around section extending to the side. It offers excellent kerb appeal with its spacious layout, well-maintained greenery, and outside lighting. A substantial garden shed to the side adds practical storage, complementing the property's impressive and welcoming frontage.

REAR GARDEN

A fantastic rear garden space, fully monoblocked for low maintenance, offering a perfect blend of comfort and nature. It features a large pergola—ideal for sitting and relaxing while enjoying views of mature trees and the surrounding woodland. The area includes two spacious sheds, is fully enclosed for privacy, and provides a truly tranquil outdoor retreat.

GARDEN

GARAGE

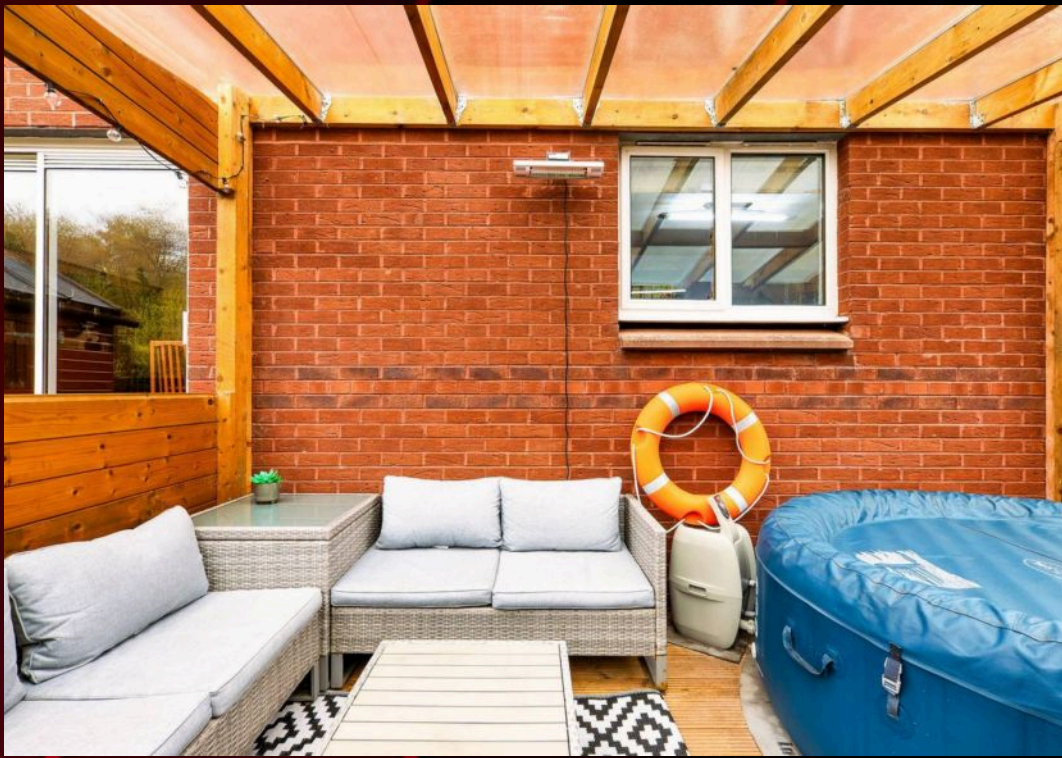
Double Garage

Spacious Double Garage A large double garage with up-and-over doors, offering ample space for two vehicles. The garage also benefits from a rear workshop area and direct access to the main property. Additional features include power supply, radiator and lighting, two side windows providing natural light. To the front, there is an electric vehicle (EV) charging point — making this an exceptionally versatile and practical space.

DRIVEWAY

6 Parking Spaces

Impressive large monoblock drive with space for several cars and minimal maintenance required.





Approx. Gross Internal Floor Area 1916 sq. ft / 178.07 sq. m (Excluding Garage And Void)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	77

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	72	73

England, Scotland & Wales

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