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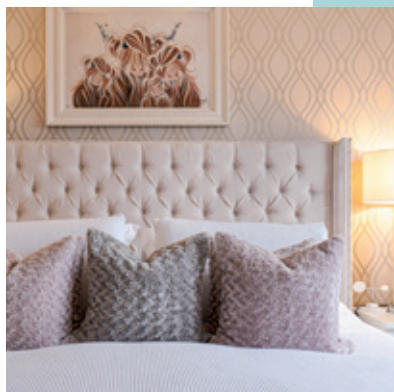
5 Heatherview, Seafield, EH47 7FA

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Heatherview, Seafield



An outstanding detached five-bedroom family residence showcasing a luxurious interior design, high-spec finishes, a double garage, and a beautifully landscaped garden in a quiet village setting.

Set over two meticulously designed floors, 5 Heatherview boasts a generous and flexible layout to cater to a comfortable modern lifestyle and provide a wonderful home.

In turn-key condition, the accommodation features three generous living and reception areas including a light-filled living room, a design-led contemporary dining kitchen opening to the rear garden and complemented by an adjacent utility and WC, and a flexible adjoining dining or family room. The upper floor houses an elegant principal double bedroom with a quality en-suite shower room; four further exquisite double bedrooms (one with an en-suite) and a well-appointed family bathroom.

What's special about this house

- Exceptional family home designed for versatile and modern living and characterised by spacious, bright, and thoughtfully designed accommodation.
- Wonderfully light-filled living room with a delightful box bay window providing a sunny aspect over the front garden.
- Designer dining kitchen with French doors opening to the rear garden. Stylish white gloss under-base-lit handleless wall and floor units are enhanced by oak-effect worktops and high-spec integrated appliances that include a fridge/freezer, extractor hood, gas hob, and eye-level grill and oven. The generous space is complemented by a utility and WC.
- Versatile dining or family room seamlessly connected to the dining kitchen.
- Elegant principal double bedroom featuring built-in mirrored wardrobes and a luxurious en-suite shower room.
- Superb storage throughout.
- Neat front garden with decorative stones. With a raised decking, a timber pergola and an enviable garden room, the rear garden is the ideal place for family gatherings or days spent entertaining.
- Monoblock driveway and double integral garage.
- Sought-after residential locale within walking distance of the local primary school and amenities.









Location and Amenities

- Catchment for Seafeld Primary Schools, and Deans Community High School.
- Sought-after residential development in a friendly village community with a primary school, shop, post office, and community centre.
- Livingston is a ten-minute drive, providing a wide variety of high street stores, supermarkets, leisure facilities, and popular restaurants whilst Bathgate offers further amenities.
- Ideal commuter location close to the M8 with easy access to Edinburgh (22 miles) and Glasgow (30 miles).
- Livingston North Railway Station with regular and swift links to Edinburgh and Glasgow is a 10-minute drive.
- Edinburgh International Airport is just 15 miles from the property.
- Scenic green spaces on the doorstep including Eliburn Park.

“Exquisite family residence with luxurious interior, double garage, and landscaped garden in quiet village.”

Home Report valuation	£420,000
Internal floor area	171m ²
School catchment	Seafeld Primary Schools, and Deans Community High School
EPC Rating	Band B
Council tax band	Band F
Train station	Bathgate Livingston North West Calder

Extras

All floor coverings, all light fittings, all blinds all curtains, oven/hob, dishwasher and a garden hut.

Ground Floor / First Floor



Dimensions

Ground Floor

Living Room	5.90m x 3.50m
Dining/Family Room	4.30m x 2.85m
Kitchen	5.00m x 4.00m
Utility	2.10m x 1.60m
WC	2.10m x 1.70m
Double Garage	5.10m x 5.00m

First Floor

Bedroom (1)	4.40m x 3.50m
Bedroom (2)	3.76m x 3.30m
Bedroom (3)	4.00m x 3.20m
Bedroom (4)	3.80m x 3.10m
Bedroom (5)	3.30m x 3.00m
Bathroom	3.70m x 1.80m
Ensuite (1)	2.20m x 1.10m
Ensuite (2)	2.10m x 1.50m

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Gillian Greenwell
Director

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.