

Blackadders



6 Hawthorn Court  
Seafield EH47 7EN

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**Offers Over**  
**£205,000**





Viewing: By appointment through selling agent on 0131 202 1868

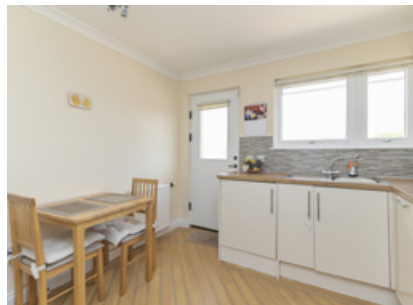
## DESCRIPTION

A superbly presented and rarely available semi detached bungalow set within a peaceful residential cul de sac in a popular residential village close to amenities and well placed for commuting.

The property benefits from gas central heating and is double glazed. Externally there are superbly maintained gardens to the front side and rear as well as ample parking.

## LOCATION

The village of Seafield is ideally placed for commuting with major access roads including the M8 and A71 allowing for ease of travel towards Edinburgh, Glasgow and into the Kingdom of Fife. The village has amenities to meet everyday needs including a Primary School, post office/store and community centre. The town of Livingston is some 4 miles East and has excellent facilities including railway links, shops, supermarkets, sports centres, health centres, multi screen cinema complex, Almondvale Shopping Centre and McArthur Glenn Retail Village with the surrounding countryside allowing for a number of outdoor pursuits. It is also worth noting that the town of Bathgate is also less than 5 miles away

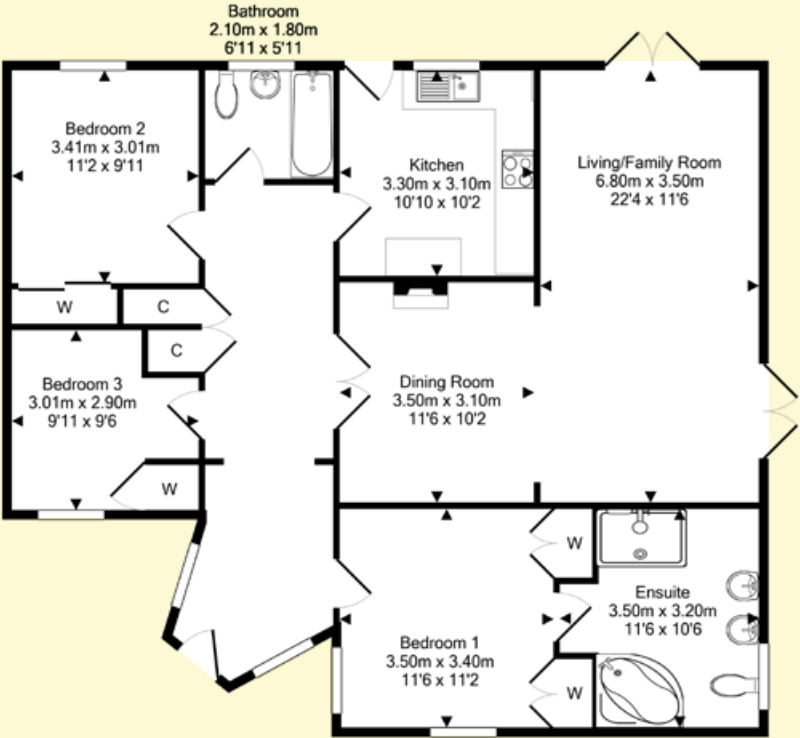




Lounge/Family Room  
Separate Kitchen  
Dining Area

3 Bedrooms  
(Master En Suite)  
Bathroom  
GCH

D/G  
Private Gardens To Front Side &  
Rear



ACCOMMODATION  
(measurements are approx)

Lounge/Family Room	22'4 x 11'6	6.8 x 3.5m
Kitchen	10'10 x 10'2	3.30 x 3.10m
Dining Area	11'6 x 10'2	3.50 x 3.10m
Bedroom 1	11'6 x 11'2	3.50 x 3.40m
En Suite	11'6 x 10'6	3.50 x 3.20m
Bedroom 2	11'2 x 9'11	3.41 x 3.01m
Bedroom 3	9'11 x 9'6	3.01 x 2.90m
Bathroom	6'11 x 5'11	2.10 x 1.80m





## Blackadders



### ABERDEEN

37 Langstane Place  
Aberdeen  
AB11 6EN  
Tel: 01224 452750

### ARBROATH

129 High Street  
Arbroath,  
DD11 1DP  
Tel: 01241 876620

### DUNDEE

30 & 34 Reform Street  
Dundee  
DD1 1RJ  
Tel: 01382 342222

### EDINBURGH

40 Torphichen Street  
Edinburgh  
EH3 8JB  
Tel: 0131 202 1868

### PERTH

77 George Street  
Perth  
PH1 5LB  
Tel: 01738 500600

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