



11 Heather Park

Seafield, Bathgate, EH47 7BZ



Property Summary

This charming two-bedroom semi-detached bungalow offers a relaxed lifestyle in the West Lothian village of Seafield, enjoying proximity to the surrounding countryside and a near-equidistant commute to Edinburgh and Glasgow. Inside, the home benefits from a blank canvas of décor throughout which is ideal for new buyers. It features a spacious reception area, a well-appointed kitchen, and a modern wet room. The principal bedroom has the advantage of a built-in mirrored wardrobe, while the second bedroom offers flexibility to meet your needs. The property also has generous private parking, as well as a low-maintenance rear garden with a southeast-facing aspect.

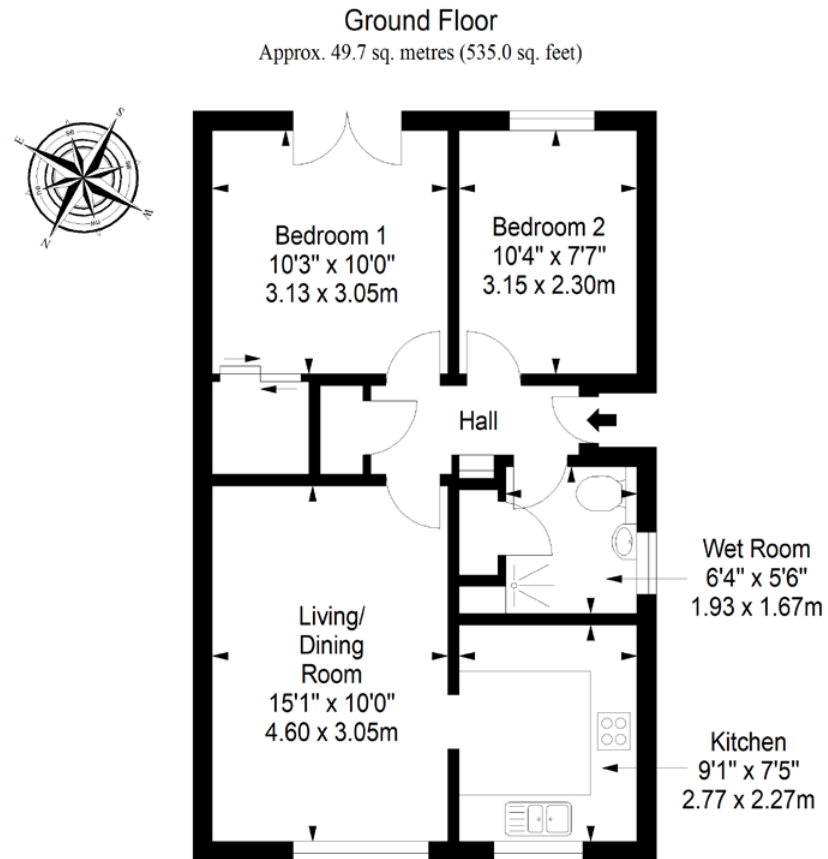
Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, an undercounter fridge, and a washing machine to be included in the sale.

Property Features

- Semi-detached bungalow with neutral décor
- Cul-de-sac setting in Seafield village
- Entrance hall with built-in storage
- Living/dining room that is bright and airy
- Fitted kitchen that is well appointed
- Double bedroom with French doors
- Versatile second bedroom/home office
- Three-piece wet room with storage
- Neatly maintained front garden
- Enclosed, southeast-facing rear garden
- Private driveway and timber garage
- Gas central heating and double glazing
- EPC Rating - C



Floorplan



Total area: approx. 49.7 sq. metres (535.0 sq. feet)

All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106