



80 Seafeld Rows, Seafeld

Offers Over £160,000



80 Seafield Rows

Seafield

Welcome to Seafield Rows, a two bedroom terraced home offering two separate reception rooms, a neutral interior and a substantial rear garden. With fresh carpets throughout and a largely blank canvas internally, the property provides an ideal starting point for a buyer looking to make their next home their own.

The property opens into the first of two reception rooms, a well proportioned space with a front-facing window bringing in plenty of natural light. Finished with white walls and fresh carpeting, there is ample room for a full lounge setup with larger seating and additional freestanding furniture.

The second reception room provides another versatile living space and could work particularly well as a dedicated dining room, second lounge or family area. Its proportions allow space for a dining table alongside additional furniture, while the neutral finish gives the next owner complete flexibility over how the room is used.

The kitchen is fitted with a range of contemporary grey wall and base units, complemented by contrasting worktops and tiled splashbacks. The U-shaped arrangement makes effective use of the available space, providing a generous amount of storage and preparation area alongside an integrated oven, hob and extractor, with further space for freestanding appliances.

A separate W/C completes the main living level, fitted with a toilet and wash hand basin.



The upper level continues the neutral finish and leads to two bedrooms and the main bathroom. Both bedrooms offer practical proportions for bedroom furniture, with the larger room providing space for a double bed, wardrobes and additional storage. The second bedroom provides further flexibility as a bedroom, home office or dressing room.

The bathroom is fitted with a white three piece suite comprising a full size bath, pedestal wash hand basin and W/C, with a window providing natural light and ventilation.

One of the property's biggest features is the rear garden. Generous in scale, it gives the next owner plenty of scope to create a substantial outdoor setup, whether that means a lawn, patio and seating areas, dedicated play space or a combination of all three.

Located in Seafield, the property enjoys a quieter residential setting within West Lothian while remaining well placed for access to Livingston, Bathgate and the wider surrounding area. A range of everyday amenities, schooling and local services can be found nearby, while convenient road connections make travelling throughout West Lothian and towards Edinburgh and Glasgow straightforward. The surrounding area also provides access to countryside and local walking routes, adding to the appeal for those looking for convenience without being positioned in the centre of a larger town.

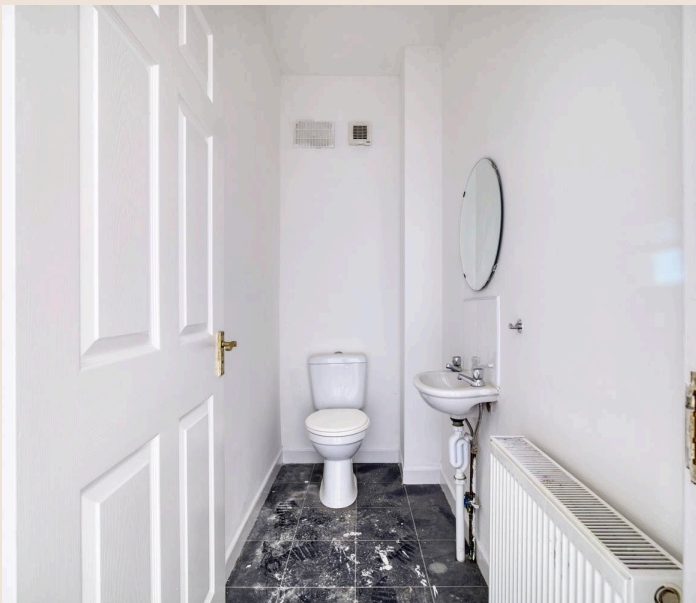
Home Report Value- £165,000

EPC - D

Council Tax Band - B

Square Ft- 904/ 84m²

Some images within this listing have been digitally enhanced or created using AI for illustrative purposes. Prospective buyers are advised to arrange a viewing to confirm the property's actual appearance, condition and features.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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