



104 Seafeld Rows, Seafeld
OFFERS OVER £169,000



104 Seafeld Rows

Seafeld, Bathgate

End Terrace Two Bedroom property Turn key Condition with lounge, modern kitchen/diner, office/playroom, Family Bathroom enclosed rear garden, Front Gardens a summerhouse, off-street parking. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Family Room/office

8' 4" x 12' 8" (2.54m x 3.87m)

An amazing and highly versatile room, currently used as a family room, offering excellent flexibility to suit a variety of needs. This space would make an ideal home office, sitting room, playroom, or additional reception room. A large front and side window allows an abundance of natural light to flood the room while providing pleasant views over Seafield. Finished with attractive laminate flooring and benefiting from a central ceiling light and radiator, this is a fantastic bright and airy room with endless potential.

Lounge

16' 1" x 12' 8" (4.90m x 3.87m)

A beautifully presented and generously proportioned lounge, offering a bright and welcoming living space. A large front-facing window provides an abundance of natural light and attractive outlooks, while a feature fireplace with an authentic-style electric stove creates a charming focal point. The room benefits from laminate flooring, radiators, and a central ceiling light fitting. Modern French doors open through to the kitchen, creating a wonderful sense of flow and an open-plan feel while retaining the option of separate living spaces. Additional under-stair storage provides practical convenience, making this an ideal room for both relaxing and entertaining.

Kitchen/Diner

16' 3" x 11' 4" (4.96m x 3.45m)

A beautifully presented and spacious modern kitchen/diner featuring French doors opening onto the rear garden, creating a bright and welcoming space for both everyday living and entertaining. The kitchen is fitted with attractive splashback tiling, a ceramic sink with mixer tap, and a range of integrated appliances including an oven, fridge/freezer, dishwasher, and washing machine. Further benefits include a gas hob with extractor hood, modern tiled flooring, ample storage cupboards, and generous space for a dining table and chairs. The room is enhanced by a central ceiling light together with a feature pendant light over the dining area, creating a stylish and practical family space.





Stairs /Landing

A spacious and welcoming Stairs and landing featuring carpeted flooring and a central ceiling light. Providing access to both well-proportioned bedrooms, the family bathroom, and the attic space, this area offers a practical and well-connected layout. The generous proportions create an airy feel and enhance the overall sense of space throughout the home.

Bedroom One

17' 3" x 12' 11" (5.25m x 3.93m)

A superbly proportioned primary bedroom offering an abundance of space and character. This attractive room retains some original features, adding charm and personality, while fresh contemporary décor creates a bright and inviting atmosphere. Benefiting from carpet flooring, a radiator, and a central ceiling light, the room is flooded with natural light from both the front-facing dormer window and an additional side window, which together enjoy fantastic open views.

Bedroom Two

18' 0" x 12' 7" (5.48m x 3.84m)

A fantastic-sized second bedroom offering generous proportions and excellent versatility. This bright and airy room benefits from a front-facing dormer window, enjoying fantastic open views and allowing plenty of natural light to fill the space. Retaining elements of its original character and charm, the room features carpet flooring, a central ceiling light, and ample space for a range of freestanding furniture. An excellent double bedroom, ideal for family members, guests, or as a stylish home office if required.



Bathroom

A beautifully presented family bathroom, finished in a fresh and modern style while retaining features in keeping with the character and charm of the home. This spacious four-piece suite comprises a large bath with traditional-style taps, a WC, a pedestal wash hand basin with matching taps, and a generous walk-in shower enclosure featuring a mains-fed shower and glazed pivot door. Further enhancements include attractive splashback tiling, tiled flooring, a stylish vertical column radiator, ceiling spotlights, and a wall-mounted mirror. Natural light is provided by an opaque rear-facing window, while a charming half-glazed door adds further character to the room.



REAR GARDEN

A fantastic, fully enclosed rear garden that has been recently landscaped for ease of maintenance and year-round enjoyment. Featuring newly laid artificial grass, this private outdoor space provides the perfect setting for relaxing, entertaining, or family activities. Benefiting from newly installed fencing, the garden enjoys a high degree of privacy and security, creating an attractive and welcoming extension of the home.

FRONT GARDEN

An exceptionally large and beautifully designed front garden arranged over three attractive tiers, creating a unique and versatile outdoor space. The upper level features a paved patio area, ideal for outdoor seating and entertaining, while the middle tier has been laid with artificial grass, providing a fantastic play area or low-maintenance garden space. The final tier leads to an impressive summer house, which has been fully insulated and is currently utilised as a studio by the current owners. This outstanding addition offers a wealth of possibilities, whether as a home office, creative workspace, gym, hobby room, or peaceful retreat. Included as a gift from the current owners, the summer house represents a valuable and highly desirable extra feature.

OFF STREET

2 Parking Spaces

The property benefits from excellent off-street parking provisions, including a convenient parking space to the side of the property and a substantial monoblock driveway to the front. Together, these provide ample parking for several vehicles, offering both practicality and convenience for homeowners and visitors alike. A highly desirable feature that enhances the property's overall appeal.





104 Seafield Rows, Seafield, Bathgate, EH47 7AW



Outbuilding
Approximate Floor Area
120 sq. ft
(11.19 sq. m)

Ground Floor
Approximate Floor Area
548 sq. ft
(50.94 sq. m)

First Floor
Approximate Floor Area
573 sq. ft
(53.24 sq. m)

Approx. Gross Internal Floor Area 1241 sq. ft / 115.37 sq. m (Including Outbuilding)

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	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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