



57 Heatherwood, Seafield

Offers in Region of £310,000



## 57 Heatherwood

Seafield, Bathgate

\*\*Large Extended Three Bed Three Bath Detached property\*\* Spacious 3 bed detached in Seafield, two en-suites, Family bathroom, open-plan living, utility, WC, front and rear gardens, monoblock drive.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



#### **Entrance Hall**

11' 6" x 5' 11" (3.51m x 1.80m)

A bright and welcoming entrance hall featuring a uPVC half-glazed door, providing access to the kitchen, lounge, utility room and first floor. The space benefits from attractive laminate flooring, a radiator, and contemporary ceiling spotlights.

#### **Lounge**

13' 4" x 13' 0" (4.07m x 3.95m)

"A very spacious and airy lounge featuring a large front aspect window, creating a bright and open feel. The room flows seamlessly into a dining area, complemented by attractive laminate flooring, radiators, and central ceiling lighting. A standout feature is the elegant marble fireplace with a decorative electric fire, forming a stylish focal point."

#### **Dining Room**

9' 11" x 9' 6" (3.01m x 2.90m)

A well-proportioned dining room providing generous space for a table and chairs, with attractive patio doors leading out to the rear garden and decking. Further benefits include laminate flooring, a radiator, and central ceiling lighting.

#### **Kitchen/Diner Family Room**

21' 8" x 13' 1" (6.61m x 3.99m)

A fantastic extension to the property, creating a spacious and versatile open-plan kitchen and family area. This impressive space is filled with natural light, benefitting from patio doors to the rear garden and a front aspect window. The kitchen is well-equipped with a range of fitted units, an island breakfast bar, stainless steel sink with drainer and mixer tap, integrated dishwasher, oven, and gas hob. Finished with wood flooring, radiators, and contemporary ceiling spot lighting, this area offers ideal space for both everyday living and entertaining.





#### **Utility /Laundry**

9' 5" x 5' 7" (2.88m x 1.70m)

A useful utility/laundry room providing space for a washing machine and tumble dryer. The room features a rear aspect window, a stainless steel sink with drainer and mixer tap, wood flooring, a radiator, and ceiling spot lighting. There is also convenient access to the ground floor WC.

#### **Wc**

7' 6" x 3' 11" (2.29m x 1.19m)

A handy ground floor WC featuring a rear aspect window, fitted with a modern wash hand basin with mixer tap and a low-level WC. The room is well-proportioned and enhanced by a decorative shelf.

#### **Stairs & Landing**

Stairs and landing are fitted with carpet, leading to a spacious landing area. A large window overlooks the rear garden, allowing plenty of natural light. The landing also benefits from a generous storage cupboard and provides access to the attic.

#### **Primary Bedroom**

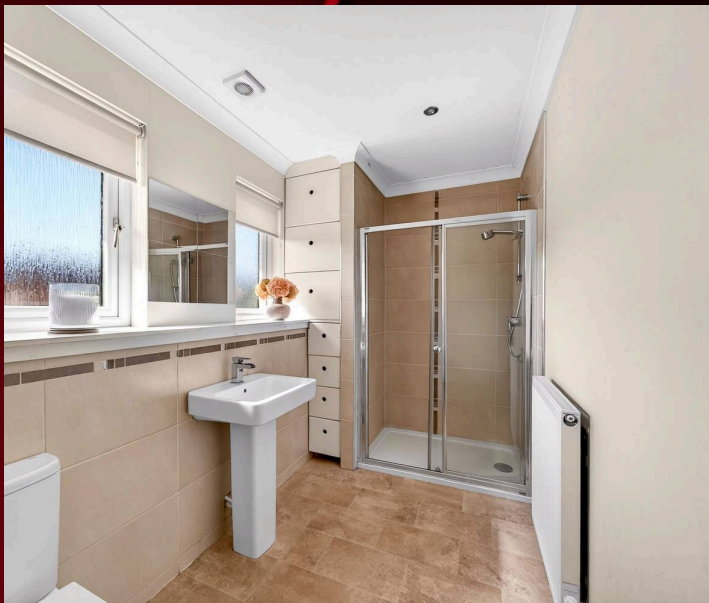
15' 1" x 11' 7" (4.61m x 3.52m)

An exceptionally spacious bedroom, forming part of the property's extension, featuring carpeted flooring and a large rear-facing window that provides plenty of natural light. The room includes a central ceiling light, radiator, and a fantastic built-in wardrobe with discreet access to the en-suite.

#### **En Suite**

11' 6" x 5' 3" (3.51m x 1.59m)

A very spacious en-suite shower room featuring a large walk-in shower cubicle with sleek glass sliding doors and a mains-fed shower with an oversized rainfall shower head. The room also includes a modern wash hand basin with mixer tap, WC, vinyl flooring, extractor fan, ceiling spotlights, and a radiator. Two front-facing windows allow plenty of natural light to fill the space, creating a bright and airy feel. A stylish decorative shelf provides convenient storage for toiletries and finishing touches.





### **Bedroom Two**

11' 1" x 9' 8" (3.38m x 2.95m)

An excellent second bedroom featuring a large front-facing window, carpeted flooring, and a central ceiling light. The room benefits from very large fitted wardrobes, a radiator, and access to the en-suite shower room.

### **Bedroom Three**

9' 10" x 8' 6" (3.00m x 2.59m)

A good-sized third bedroom featuring a rear-facing window, carpeted flooring, and a central ceiling light. The room also benefits from a radiator and a useful storage cupboard.

### **Family Bathroom**

8' 0" x 6' 3" (2.43m x 1.91m)

A modern bathroom featuring a front-facing window that allows plenty of natural light, vinyl flooring, and stylish wet wall finishings throughout. The suite includes a vanity-style sink with storage and mixer tap, a modern WC, and a P-shaped bath with mixer tap and mains-fed shower over, plus a secondary handset and glass screen. Additional features include a heated towel rail and ceiling spotlights.

### **Bedroom Two En Suite**

7' 7" x 6' 3" (2.30m x 1.90m)

A very handy en-suite shower room featuring a front-facing window that allows plenty of natural light, ceiling spotlights, a modern wash hand basin with mixer tap and stylish splashback tiling, WC, and a chrome heated towel rail. The room also benefits from a walk-in shower cubicle with sleek glass doors, creating a modern and practical space.





#### **FRONT GARDEN**

A well-maintained lawn area, neatly presented and complemented by a border of mature shrubs and bushes.

#### **REAR GARDEN**

The rear garden is mainly laid to a large wooden decking area, providing an excellent space for outdoor entertaining, and also includes a small storage shed, which is to be gifted by the owners.

#### **DRIVEWAY**

2 Parking Spaces

A monoblock driveway to the front of the property provides easy, low-maintenance parking for several vehicles.



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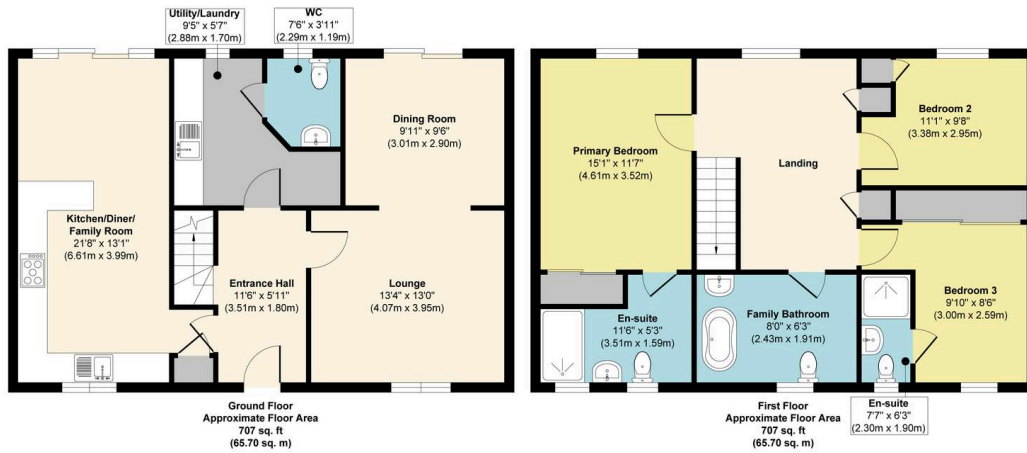
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Approx. Gross Internal Floor Area 1414 sq. ft / 131.40 sq. m

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
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