

● Beveridge
● Philp
& Ross

0131 554 6244



Offers Over £145,000

10 Almond View, Seafield, EH47 7BA





Particularly Appealing Semi-Detached Villa Enjoying Bright Corner Site Move-in Condition

A superb opportunity to acquire a particularly appealing semi-detached villa boasting a bright corner aspect with stunning open panoramic views in the sought-after village of Seafield, a delightful semi-rural location convenient to local amenities, schools and transport links.

This charming family home offers well-proportioned accommodation over two levels, generous in size and convenient in layout with useful storage including a sizeable partially floored attic. Enjoying a rear southerly aspect, the extremely light interior is presented in true move-in condition, the attractive accommodation comprising: entrance hall, lounge with feature fireplace, well fitted kitchen with appliances, rear vestibule with storage and door to enclosed rear garden, two double bedrooms and stylish bathroom with shower. Tastefully decorated, comfort is further assured by means of gas central heating complemented by the installation of double glazed windows (ex small kitchen window). The property is set within easily maintained private gardens, the rear enclosed garden with sundeck to capture much of the day's sunshine and sizeable front garden laid out mainly to lawn.

ACCOMMODATION (WIDEST POINTS)

Lounge	4.29 m x 4.17 m / 14'1" x 13'8"
Kitchen	4.29 m x 2.26 m / 14'1" x 7'5"
Bedroom 1	3.91 m x 3.25 m / 12'10" x 10'8"
Bedroom 2	3.23 m x 3.20 m / 10'7" x 10'6"
Bathroom	2.06 m x 1.75 m / 6'9" x 5'9"

LOCATION

Seafield is a charming village offering local amenities including convenience shopping and a primary school with neighbouring Livingston providing an excellent variety of shopping facilities, schools catering for all age groups and wide ranging recreational activities. The surrounding area offers delightful countryside walks and cycling opportunities. A regular public transport service is available with a train service also operating in nearby Livingston.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

EXTRAS

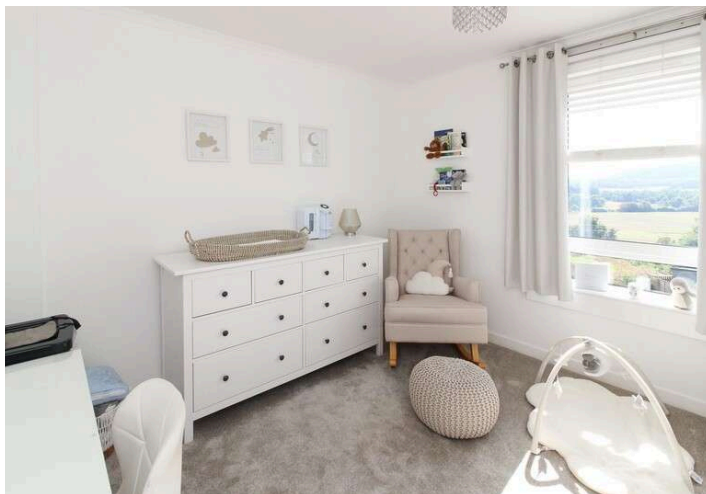
All fitted floor coverings, blinds, hob/oven, automatic washing machine, integrated fridge & freezer and garden shed.

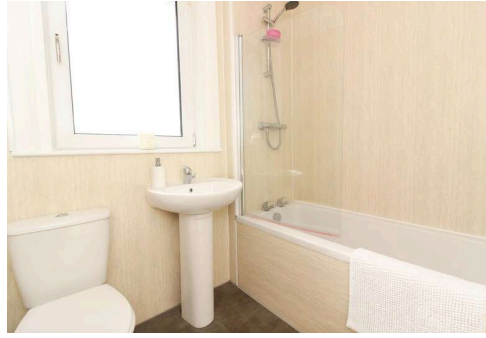
EPC RATING

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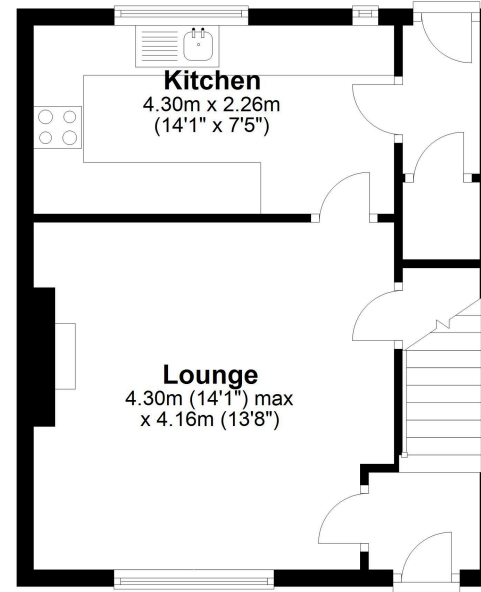
VIEWING

By appointment, please telephone 0131 554 6244





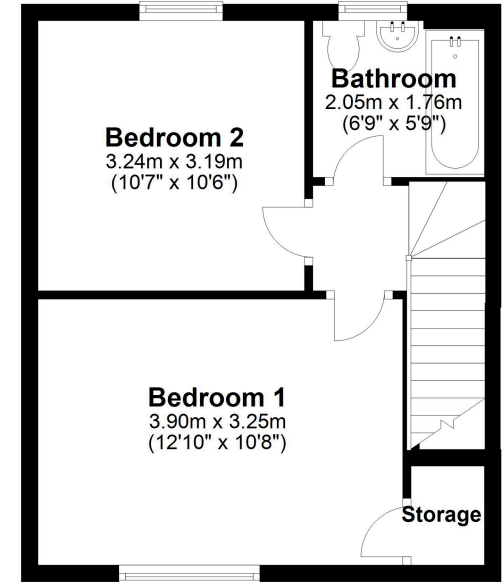
Ground Floor



Kitchen
4.30m x 2.26m
(14'1" x 7'5")

Lounge
4.30m (14'1" max)
x 4.16m (13'8")

First Floor



Bedroom 2
3.24m x 3.19m
(10'7" x 10'6")

Bedroom 1
3.90m x 3.25m
(12'10" x 10'8")

Bathroom
2.05m x 1.76m
(6'9" x 5'9")

Storage

Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.