



# 12 Almond View, Seafield

Offers Over £178,000



# 12 Almond View

Seafield, Bathgate

Exceptional 2 bed/2 public room Semi Detached Villa in sought-after location. Versatile living space with summer house for home office or retreat. Gas central heating, south-facing views, spacious attic, ample parking. Ideal for families. Must-see unique property. Contact for viewing.

Council Tax band: B

Tenure: Freehold

- Spacious versatile accommodation
- Summer House
- Downstairs WC
- Utility Room with all appliances
- Parking to Front & ample on street parking
- Amazing south facing views
- Close to Primary School
- Large cellar, large floored Attic + further floored attic over extension
- Quality carpets, floorcoverings, blinds and light fittings throughout
- Gas Central Heating with Combi Boiler, CCTV





**Hall**

Access through UPVC/opaque double glazed door with side panel into welcoming hallway. Doors to two public rooms. Quality carpeting through all apartments. Radiator.

**Lounge/Dining Room**

13' 8" x 12' 10" (4.17m x 3.91m)

Spacious sitting room with ample space for table and chairs. Front facing window. Small cupboard housing electric switchgear. Doors to hall and fitted kitchen. Radiator, stylish light fitting.

**Family Room/Bedroom Three**

16' 9" x 12' 0" (5.11m x 3.66m)

Another spacious room forming part of the extension which could easily be used as bedroom three. Front facing window. Radiator, stylish light fitting.

**Fitted Kitchen**

13' 5" x 7' 5" (4.09m x 2.26m)

Fitted with base and wall mounted units, drawers, 5 burner gas hob, electric fan assisted oven, extractor hood, 1.5 bowl sink with mixer tap, complementary worktops with tiling above. Rear facing window offering amazing south facing views. High gloss laminate flooring, 5-way spotlights, three bar stools. Doors to lounge/dining room and rear hall.

**Rear Hall**

Access through UPVC/opaque double glazed door. Doors to fitted kitchen, utility room and downstairs WC. New vinyl floorcovering through hall, utility room and WC.

**Utility Room**

10' 0" x 5' 9" (3.05m x 1.75m)

Fitted with wall mounted unit and worktop. The washing machine, tumble drier, fridge/freezer and freezer are included in the sale but are not warranted. Rear facing window. Radiator.

**Downstairs WC**

Fitted with dual flush WC and small wash hand basin with mixer tap and built into vanity unit. Cupboard housing electric switchgear. Radiator, extractor fan, downlighter.



## GARDEN

Suntrap decked patio to rear of summer house.

## OFF STREET

1 Parking Space

Off street parking for one vehicle accessed through double gates.







## **KnightBain Estate Agents**

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