



10 Meadowpark, Seafield

In Excess of £330,000



RE/MAX
Estate



10 Meadowpark

Seafield, Bathgate

Carol Lawton and RE/MAX Estates - Linlithgow
Attractive 4 bed detached villa in sought-after Seafield village. Features spacious lounge, dining kitchen, utility room, 4 double bedrooms including 1 en-suite, front & rear gardens, garage, and off-road parking. Double glazing and gas heating.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Lounge

16' 4" x 13' 9" (4.97m x 4.20m)

Spacious lounge with natural light flowing in through large double windows, carpet flooring, central light fittings and radiator this lounge has French doors through to the dining room.

Kitchen/Breakfast Room

14' 10" x 10' 10" (4.51m x 3.29m)

Excellent size kitchen/breakfast room large windows over looking the very beautiful garden and beyond. Comprising of base and wall units with complimentary work tops, tiled splash back and a stainless steel sink with a chrome mixer tap. 5 ring gas hob and oven, extractor fan, dishwasher. There is space for an American sized freestanding fridge/freezer. Downlighters, laminate flooring and radiators. The dining space can easily accommodate a dining table and chairs. Access to the utility room and cloakroom WC.

Dining Room

11' 4" x 9' 7" (3.46m x 2.92m)

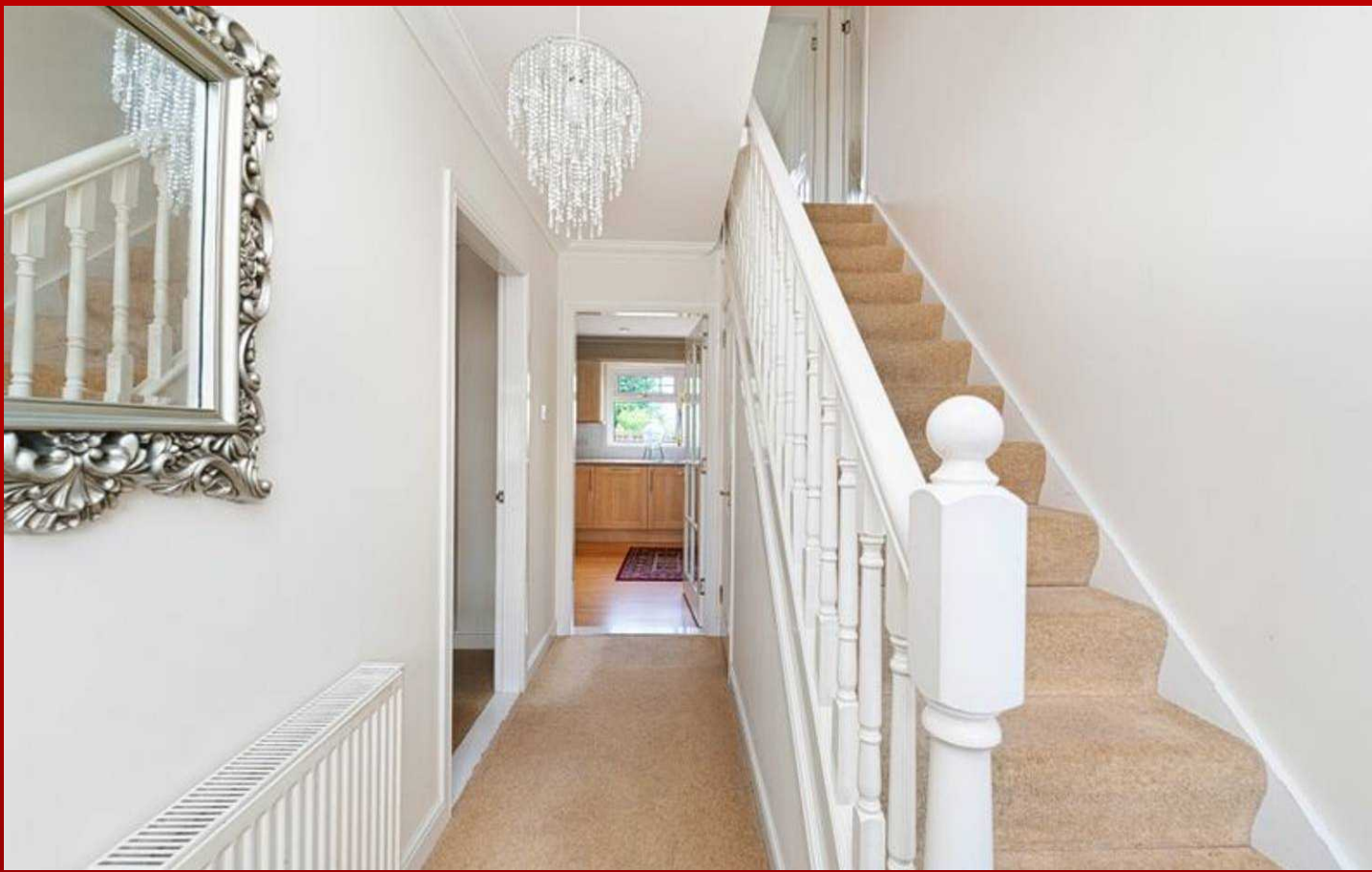
The dining space can easily accommodate a large dining table and chairs with free standing furniture this room also benefits from French doors leading out to the lovely gardens.



Cloakroom WC

5' 9" x 2' 11" (1.75m x 0.89m)

Attractive room with an opaque window to the side of the property. Comprising of a white WC and a sink with a chrome taps. Central light fitting, tiled splash back, laminate flooring and a radiator.



Bathroom

Stylish room with an opaque window to the rear of the property. Comprising of a cream WC, sink and taps, bath with overhead mains operated shower and glass Central spotlight fitting, tiled floor with slash back wall tiles walls, carpet wall mirror, extractor fan and a radiator.

Stairs & Landing

Carpeted stairs to the upper level where access can be gained to the bedrooms, the family bathroom and the partially floored loft space. There is a window to the front of the property. Central light fitting, storage cupboard and a radiator.

Utility Room

6' 7" x 5' 5" (2.00m x 1.65m)

Handy Laundry room with a window and ½ glazed door to the rear of the property. Comprising of base and wall units, sink with a chrome taps and space for a washing machine, and tumble dryer Central light fitting and laminate flooring. Access to the downstairs WC.

Bedroom 3

10' 3" x 9' 7" (3.13m x 2.93m)

Another double room with a window to the front of the property. Central light fitting, double fitted wardrobes, carpet flooring and a radiator. currently being used as a second sitting room.

Bedroom 2

10' 10" x 9' 9" (3.29m x 2.96m)

Fantastic room with a window to the rear of the property. Central light fitting, carpet flooring and a radiator, double fitted wardrobes.

Bedroom 4

11' 2" x 9' 8" (3.40m x 2.95m)

Another good size double room with a window to the rear of the property. Central spotlight fitting, double fitted wardrobes, carpet flooring and a radiator.





Master Bedroom

13' 9" x 10' 6" (4.19m x 3.20m)

Bright and light room with a window to the front of the property. Central light fitting, large sized fitted double wardrobes, offering excellent hanging and storage space, carpet flooring and a radiator. Access to the En-Suite.

En-Suite

8' 8" x 6' 0" (2.64m x 1.84m)

Beautiful room with an opaque window to the side of the property. Comprising of a white WC Floating oval sink with a chrome mixer tap and a double shower cubicle with a mains operated shower and rain head for extra power. Central light fitting, tiled splash back walls, vinyl extractor fan and a radiator, feature led mirror.





FRONT GARDEN

Good size front lawn with a decorative stone chipped border compliments this property

REAR GARDEN

Large beautiful rear garden with large lawn area, paved patio area mature shrubs and trees with amazing views over Seafield Law.

DRIVEWAY

2 Parking Spaces

Excellent Monobloc drive parking for 2 vehicles

GARAGE

Single Garage

Good size garage with an up and over door also a side door ,power and shelving.



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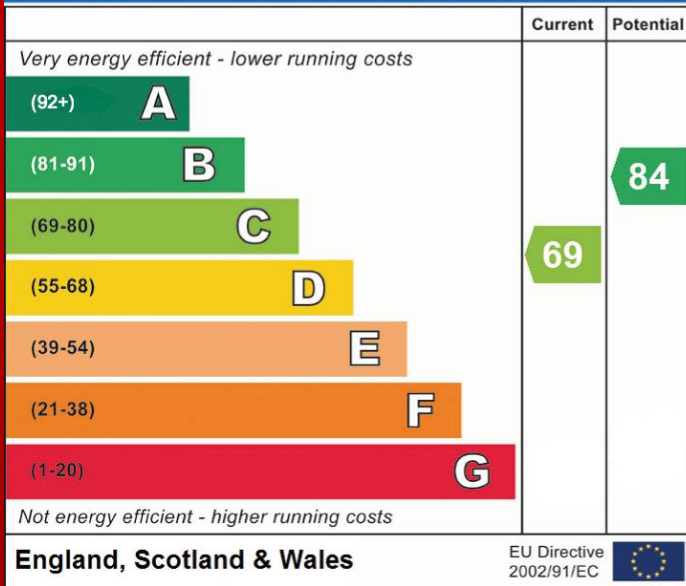
Excellent Monobloc drive parking for 2 vehicles

GARAGE

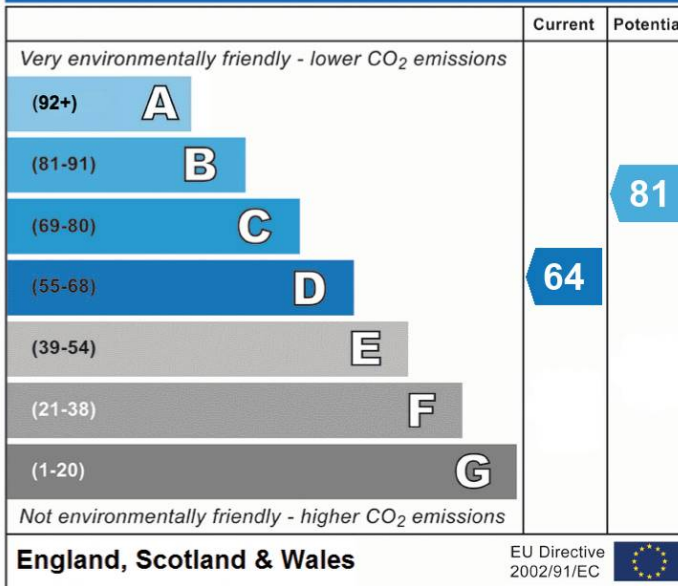
Single Garage

Good size garage with an up and over door also a side door ,power and shelving.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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The Home Report





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