



47 Heatherwood, Seafield

Offers Over £199,000



RE/MAX
Estate



47 Heatherwood

Seafield, Bathgate

Carol Lawton and RE/MAX Estates - Linlithgow are delighted to offer to the market this 3-bedroom semi-detached bungalow which is situated within a popular but quiet area in the village of Seafield. Comprising of entrance hall, spacious lounge, kitchen, 3 double bedrooms and modern shower room.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Vestibule

4' 8" x 4' 2" (1.43m x 1.26m)

Enter via a ½ glazed door with an opaque window at the side into the good sized vestibule that then gives access to the hall via a partially feature glazed door. Central light fitting and carpet flooring.

Hall

13' 3" x 2' 11" (4.03m x 0.90m)

Welcoming hallway where access can be gained to the lounge, kitchen, 3 bedrooms, shower room and the loft space. 2 ceiling light fittings, carpet flooring, large storage cupboard and a radiator.

Lounge

16' 1" x 11' 9" (4.90m x 3.57m)

Beautiful room with a window to the front of the property. Central light fitting, feature fireplace with electric fire, carpet flooring and a radiator.

Kitchen

10' 2" x 10' 0" (3.11m x 3.05m)

Bright and light room with a window and a ½ glazed to the rear of the property. Comprising of base and wall units with complimentary worktops, splash back tiling and a stainless-steel sink with a chrome mixer tap. Integrated gas hob, electric oven and an extractor fan. There is space for a fridge/freezer, washing machine and dishwasher. Central spotlight fitting, laminate flooring and a breakfast bar.





Bedroom 1

10' 5" x 8' 5" (3.17m x 2.57m)

Excellent room with a window to the rear of the property. Central light fitting, carpet flooring, wall to wall fitted wardrobes, offering an abundance of hanging and storage space and a radiator.

Bedroom 2

9' 1" x 9' 0" (2.76m x 2.74m)

Good sized room with a window to the front of the property. Central light fitting, carpet flooring, wall to wall fitted wardrobes and a radiator.

Bedroom 3

9' 10" x 7' 10" (2.99m x 2.38m)

Another great room with a window to the side of the property. Central light fitting, carpet flooring and a radiator. This room is currently being used as a TV room.

Shower Room

6' 1" x 5' 6" (1.85m x 1.67m)

Modern room with an opaque window to the rear of the property. Comprising of a white WC, sink with a chrome mixer tap, vanity unit below and walk-in shower cubicle with an electric shower. Central spotlight fitting, wet and tiled walls, tiled flooring, feature mirror, extractor fan and a chrome towel radiator.





FRONT GARDEN

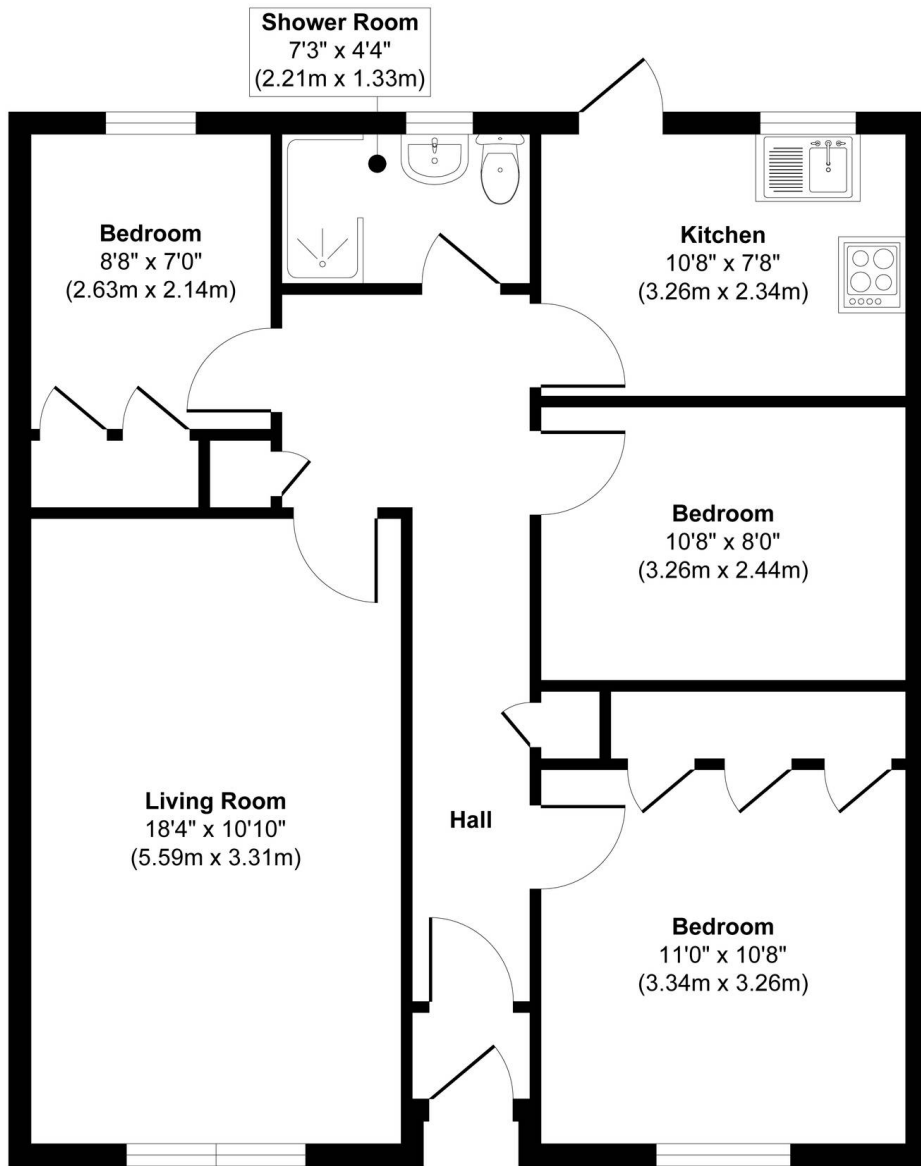
There is a driveway for off road parking at the side of the property. There are decorative stone chips, bordering plants and shrubs and an outdoor light. Access to the rear garden via a gate.

REAR GARDEN

Fully enclosed, laid with decorative stone chips, bordering plants, trees and shrubs, outside power and lights. There is a large garden shed.



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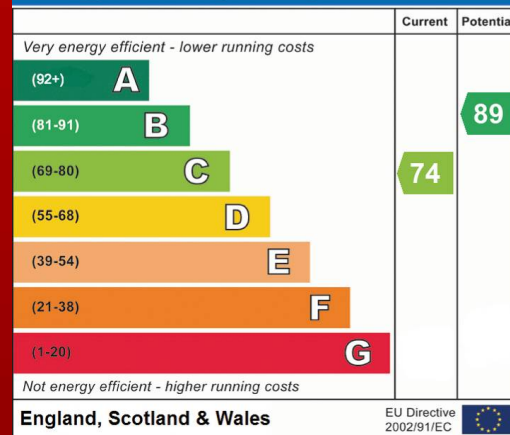


Floor Plan

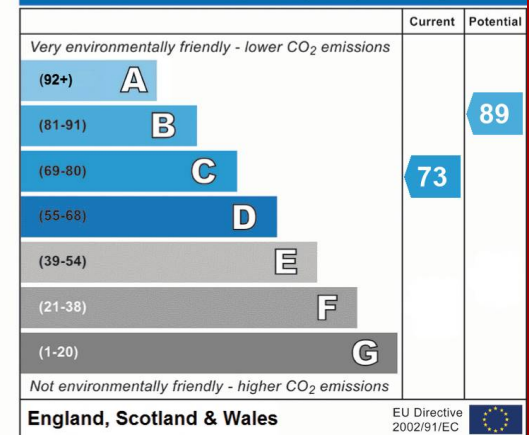
Approx. Gross Internal Floor Area 752 sq. ft / 69.94 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





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