



**9 Hawthorn Bank, Seafield**

West Lothian

Offers Over **£290,000**



## 9 Hawthorn Bank

Seafield, Bathgate

Welcome to 9 Hawthorn Bank, this truly remarkable three-bedroom bungalow, where modern living meets effortless elegance. Bathed in natural light and thoughtfully designed for both comfort and style, this property is perfect for families and those seeking their forever home.

Step inside and instantly feel at home. The welcoming hallway sets the tone, leading you through to the spacious lounge, where large windows flood the room with daylight, creating a bright and airy retreat. Whether you're curling up with a book or entertaining guests, this inviting space is both cosy and stylish.

At the heart of the home is the stunning open-plan kitchen, dining, and family room—a space that truly delivers the "wow" factor. This beautifully designed area is bathed in sunlight, offering the perfect setting for family meals, celebrations, or quiet mornings with a coffee in hand. Flowing effortlessly into the conservatory, you're treated to panoramic views of the spectacular rear garden, making this an idyllic spot to relax all year round.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

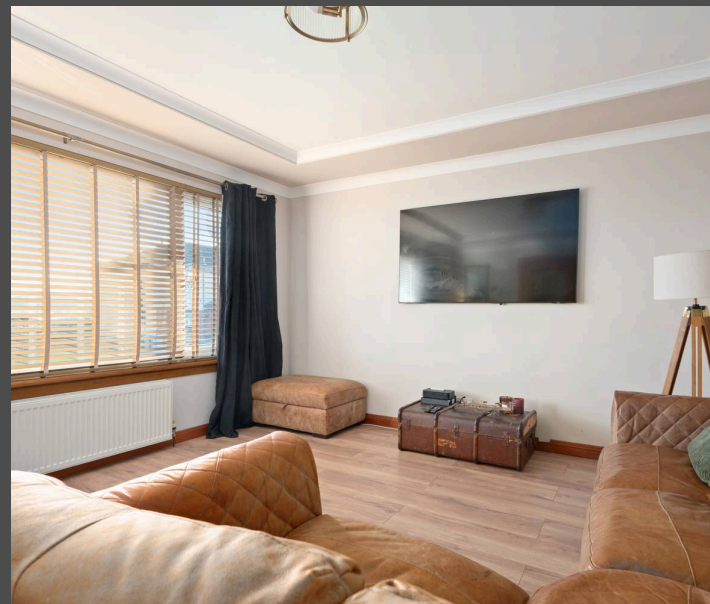
EPC Environmental Impact Rating: D



This home boasts three double bedrooms, each designed to provide a tranquil retreat. The principal bedroom offers plenty of space, currently hosting a super king size bed and large built-in mirror wardrobes. Bedroom two comes with its own private WC, adding a touch of convenience and luxury. The family bathroom is spacious and full of potential, with a shower over bath ensuring ultimate comfort for a busy household.

Heading outside into the newly landscaped garden, a private oasis designed for both relaxation and entertaining. With no houses behind, you'll enjoy uninterrupted peace and tranquillity. The upper level features pristine artificial grass, perfect for children to play or for soaking up the sunshine. Meanwhile, the lower level is an entertainer's dream, complete with a dedicated outdoor dining and barbeque area.

This exceptional home offers the perfect blend of space, style, and serenity. With its beautifully bright interiors, fantastic layout, and breathtaking garden, this is more than just a house—it's a forever home waiting to be loved.





Approximate Gross Internal Area = 111.9 sq m / 1204 sq ft

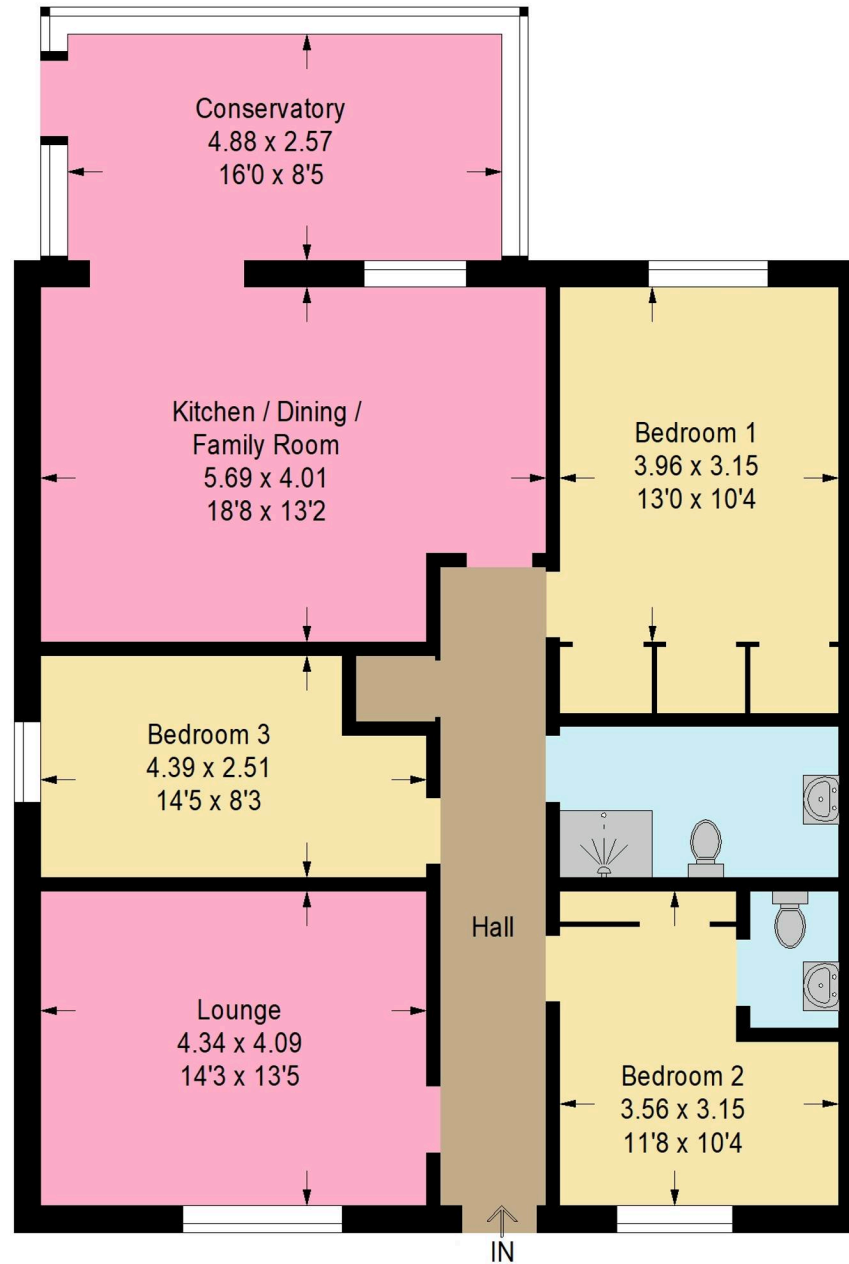


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## Bridges Properties

94 West Main Street, Whitburn - EH47 0QU

01501519435

[info@bridges-properties.co.uk](mailto:info@bridges-properties.co.uk)

[www.bridges-properties.co.uk/](http://www.bridges-properties.co.uk/)

