



**50 Cousland Crescent, Seafield,
West Lothian, EH47 7AY**



RE/MAX[®] PROPERTY

****STUNNING 4 BEDROOM MID
TERRACED PROPERTY IN MOVE IN
CONDITION****

****DON'T MISS OUT ON THIS AMAZING
FAMILY HOME****

Carol Lawton and RE/MAX Property are delighted to offer to the market this 4 bed mid terraced property which is situated within a popular but quiet area in the village of Seafield. In excellent order throughout with many recent upgrades, it will make a superb family home for the discerning buyer. Comprising; entrance hall, beautiful lounge, modern kitchen, 3 good sized bedrooms, and an immaculate family bathroom. The excellent attic conversion currently is now the master bedroom with ensuite and is a wonderful addition to the property. Further benefits include, driveway, extended garden to the rear, GCH & DG. The property has recently had new rough casting, guttering, solar panels to the roof, driveway, doors, electrics, Velux roof windows, radiators, decorated and flooring.

Seafield is a small community town situated to the west of Livingston and south of Bathgate. Local amenities include shop, post office and a local primary school. Commuting is easy from the area with main routes to the M8 for Glasgow and Edinburgh, regular running buses and train links in nearby Bathgate and Livingston.

The home report can be downloaded from our website.

Tenure: Freehold
Council Tax Band: B
Factor Fees: None





Front -

Concrete driveway offering off street parking. Outside tap and lights.

Entrance Hall - 14' 8" x 3' 5" (4.467m x 1.046m)

Enter via a new partially glazed UPVC door into the welcoming hallway which then gives access to the lounge, bathroom and stairs to the upper level. Downlighters, hardwood flooring, large walk-in storage cupboard and a radiator.

Lounge - 14' 9" x 13' 0" (4.494m x 3.962m)

Bright and light room that has a window to the front of the property. Central light fitting, feature fireplace with a new wood burning stove, hardwood flooring and a radiator.

Kitchen - 11' 0" x 8' 0" (3.359m x 2.436m)

Excellent room with a window and a ½ glazed UPVC door to the rear of the property. Comprising of high gloss base and wall units with complimentary work tops, wet wall splash back and a stainless steel sink with a chrome mixer tap. Integrated gas hob, electric oven, dishwasher and microwave. Space for an American fridge freezer and washing machine. The dishwasher will be left as a gift but is currently not working. Downlighters and hardwood flooring.

Family Bathroom - 7' 10" x 5' 1" (2.400m x 1.556m)

Amazing, newly fitted, high spec room with an opaque window to the rear of the property. Comprising of a white WC, modern sink with a chrome mixer tap and vanity unit below, bath with a chrome mixer tap and an overhead shower with a rainfall shower head and a separate hand held head. Downlighters, fully tiled walls, tiled flooring, wall mirror with LED lights and a modern vertical radiator.

Upper Landing -

Rise the new carpeted stairs to the upper level where access can be gained to 3 of the bedrooms and stairs to the converted loft. Downlighters, decorative glass banister and carpet flooring.

Bedroom 2 - 13' 3" x 9' 6" (4.046m x 2.885m)

Beautiful room with a window to the front of the property. Feature central light fitting and wall lights, the cupboard has plumbing in place so it could be converted into an en-suite, new laminate flooring and a radiator.

Bedroom 4 - 9' 11" x 9' 5" (3.014m x 2.862m)

Another superb room with a window to the rear of the property. Feature central light fitting, laminate flooring and a radiator. Great views of the Pentland Hills. This room is currently being used a home office.

Bedroom 3 - 10' 9" x 9' 9" (3.266m x 2.972m)

Generous room with a window to the rear of the property. Feature central light fitting, laminate flooring and a radiator.

Top Level Landing -

Rise the stairs to the top level where access to the master bedroom can be gained. Velux roof window.

Master Bedroom - 15' 3" x 12' 9" (4.639m x 3.893m)

Stunning, huge room with a Velux roof window. Central light fitting, new carpet flooring and a radiator. Access to the en-suite.

En-Suite - 8' 1" x 5' 4" (2.474m x 1.621m)

Exceptional room with a Velux roof window. Comprising of a white WC, sink with a chrome mixer tap and vanity unit below, walk-in shower with a mains operated shower. Wall lights, vinyl flooring and a radiator.

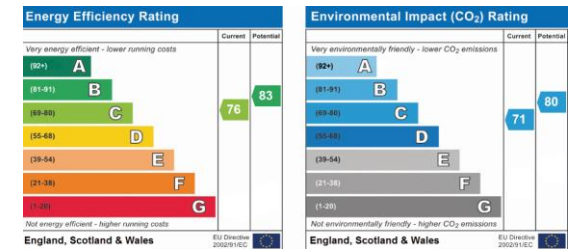
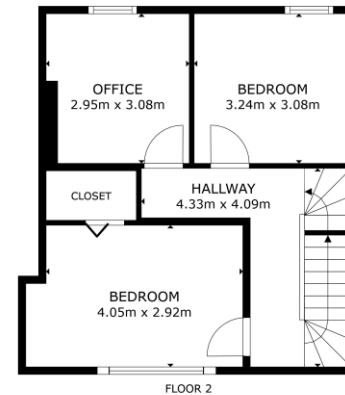
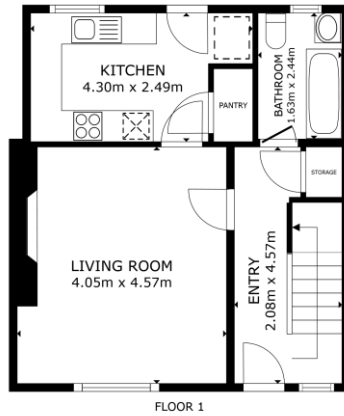
Rear Garden -

Extended, fully enclosed rear garden with a gate for access. There is a patio area, lawn area, decking area, feature stepping stones, outside tap and outside light.





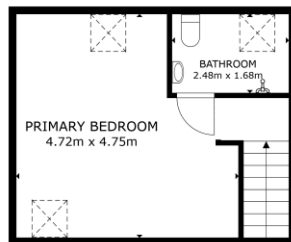
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GRAND INTERNAL AREA
FLOOR 1 44.3 m² FLOOR 2 46.4 m² FLOOR 3 27.5 m²
TOTAL: 118.2 m²
SIZES AND CORRELATIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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