



**2 Meadowpark, Seafield,
West Lothian, EH47 7GA**



RE/MAX[®] PROPERTY

**** Attractive 4/5 Bed Detached Villa ****
**** Sought After Location ****

Carol Lawton and RE/MAX Property are delighted to offer to the market this 4/5 bedroom detached villa which is situated on a corner plot within a popular but quiet area in the village of Seafield. Comprising of entrance hall, spacious lounge, excellent family room/bedroom 5, good sized dining kitchen, utility room, downstairs WC, gorgeous sunroom, 4 double bedrooms, 1 en-suite and family bathroom. The property benefits from front & rear gardens, an extended driveway for off road parking, double glazing and gas central heating.

Seafield is a small community town situated to the west of Livingston and south of Bathgate. Local amenities include a 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.

Tenure: Freehold
Council Tax Band: E
Factor Fee: None

The home report can be downloaded from our website





Front -

The front has a wraparound lawn area, mature tree, decorative stone chips, outside lights and a generous, extended mono bloc driveway for off street parking which leads to the garage.

Entrance Hall - 12' 9" x 3' 6" (3.882m x 1.066m)

Enter via a ½ glazed door with a window to the side into the welcoming, newly decorated hall which then provides access to the lounge, family room/bedroom 5, dining kitchen and stairs to the upper level. Central light fitting, Karndean flooring, under stairs storage cupboard, alarm panel and a radiator.

Lounge - 13' 10" x 13' 10" (4.205m x 4.205m)

Freshly decorated, generous room with bay window to the front of the property. Central light fitting, feature fireplace with a gas fire, new carpet flooring and a radiator.

Family Room/Bedroom 5 - 14' 7" x 9' 7" (4.451m x 2.923m)

Lovely room that has a window to the front of the property. Downlighters and a ceiling light fitting, double fitted wardrobes/large storage cupboard, carpet flooring and a radiator.

Dining Kitchen - 24' 9" x 10' 10" (7.550m x 3.290m)

Fabulous, newly refurbished room with windows to the side and rear of the property. Comprising of base and wall units with complimentary work tops, tiled splash back and a composite sink with a chrome mixer tap. Integrated induction hob, double oven, extractor fan, dishwasher and microwave. There is space for an American sized freestanding fridge/freezer. Downlighters, tiled flooring and 2 radiators. The dining space can easily accommodate a dining table and chairs. Access to the utility room and sunroom.

Sunroom - 11' 0" x 9' 11" (3.349m x 3.024m)

Stunning, newly decorated room with windows all around and French doors leading into the garden. Central light fitting, tiled flooring and a radiator.

Utility Room - 6' 7" x 5' 6" (1.996m x 1.667m)

Newly decorated room with a window and ½ glazed door to the rear of the property. Comprising of base and wall units, sink with a chrome mixer tap and space for a washing machine. Central light fitting and tiled flooring. Access to the downstairs WC.

Downstairs WC - 5' 6" x 5' 5" (1.672m x 1.662m)

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

Upper Landing -

Rise the new 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.

Bedroom 1 - 13' 10" x 10' 0" (4.217m x 3.052m)

Bright and light room with a window to the front of the property. Central chandelier 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' 1" (2.646m x 1.847m)

Beautiful room with an opaque window to the side of the property. Comprising of a white WC, sink with a chrome mixer tap and a double shower cubicle with a mains operated shower. Central light fitting, tiled walls, vinyl flooring, feature wall mirror, cabinet and shelf, extractor fan and a radiator.

Bedroom 2 - 10' 10" x 9' 9" (3.302m x 2.984m)

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

Bedroom 3 - 10' 10" x 9' 8" (3.297m x 2.958m)

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

Bedroom 4 - 10' 4" x 9' 7" (3.142m x 2.917m)

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

Family Bathroom - 10' 6" x 7' 5" (3.202m x 2.267m)

Stylish room with an opaque window to the rear of the property. Comprising of a white WC, sink with a chrome mixer tap, almond shaped bath with a chrome mixer tap and a separate walk-in shower cubicle with mains operated shower. Central spotlight fitting, partially tiled walls, carpet flooring, wall mirror, wall cabinet, extractor fan and a radiator.

Rear Garden -

Fabulous, fully enclosed rear garden with a lawn area, patio area, mature trees and shrubs, small shed, outside lights and tap. There is a wonderful cabin that is fully insulated, has lighting, tiled flooring and houses a 7 seater jacuzzi that will be left as gift. A wonderful space to relax and enjoy.

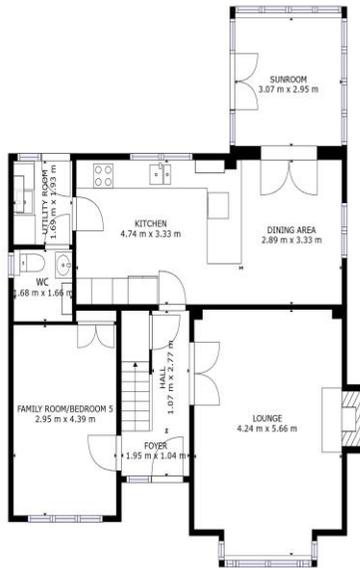
Garage -

Single garage with an up and over door. Power, light and plenty of storage options. Access can also be gained to the fully boarded loft space.





“Nobody in the world sells more property than RE/MAX”

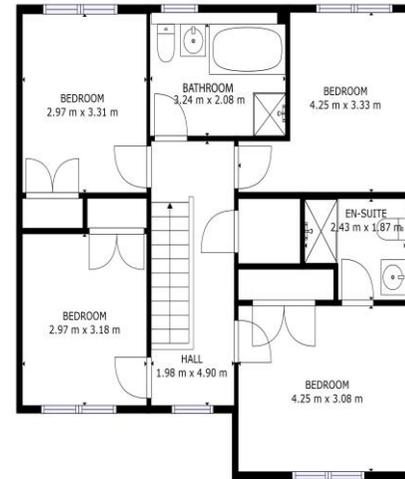


GROSS INTERNAL AREA
FLOOR 1: 90 m², FLOOR 2: 74 m²
TOTAL: 163 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

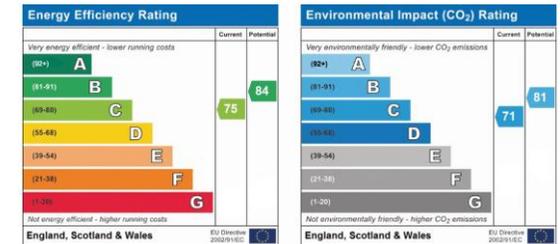
FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1: 90 m², FLOOR 2: 74 m²
TOTAL: 163 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Carol Lawton
07889 352130
clawton@remax-livingston.net

RE/MAX House, Fairbairn Road, Livingston EH54 6TS
T: 01506 418555 F: 01506 418899 E: info@remax-livingston.net
www.remax-livingston.net

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.