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40 Hawthorn Bank, Seafield, EH47 7EB

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Hawthorn Bank, Seafield



Beautifully presented four-bedroom detached home positioned in a quiet and sought-after semi-rural village. Set in its own landscaped gardens, this exquisite property combines luxurious modern finishes and impeccable decor to create a visually stunning and welcoming atmosphere.

Just minutes from Seafield Primary School and nestled in scenic countryside this is an enviable family home. Located within an exclusive residential development it enjoys proximity to the exclusive Deer Park Golf and Country Club with Livingston only a ten-minute drive.

Featuring a double driveway and detached garage, the thoughtfully designed layout of this property is tailored for modern and comfortable living.

What's special about this house

- Exquisite four-bedroom detached home in a quiet semi-rural village boasting modern luxury, a spacious layout, landscaped gardens, a garage, and driveway.
- Spacious living room flooded with light from a large picture window. Soft ambient lighting, polished hardwood flooring, and a calm colour palette create a tranquil and inviting ambience.
- Sizeable L-shaped kitchen. Combining functionality with aesthetics, shaker-style oak under base-lit wall and floor units contrasts with quartz-effect worktops, splashback tiling, and integrated appliances that include a gas hob, oven, and extractor hood.
- Striking contemporary dining and family room with direct rear garden access via stylish French doors.
- Spectacular principal double bedroom with a separate dressing area complete with built-in mirrored wardrobes, and a luxurious fully tiled en-suite shower room.
- Neat front garden with a small lawn. Delightful enclosed rear garden beautifully landscaped with lawn, decorative paving, and established borders.
- Double driveway and detached single-car garage.
- Sought-after and peaceful setting within walking distance of Seafield Primary School.









Location and Amenities

- Quiet semi-rural village setting yet close to bustling Livingston and Bathgate.
- For daily shopping needs, Seafield has a local shop and post office.
- Livingston is just four miles away and boasts an array of well-known high street stores and casual dining options along with a multiscreen cinema.
- Perfect for the commuter with the M8 offering easy access to Edinburgh (22 miles) and Glasgow (28 miles); the M9 is a short drive away.
- Livingston North Railway Station offering regular and swift links to Edinburgh and Glasgow is a 10-minute drive.
- Edinburgh International Airport is 15 miles from the property.
- There is a friendly local bowling club and community centre, and the village lies near to Deer Park Golf and Country Club, Almond Valley Heritage Centre, and Five Sisters Zoo .

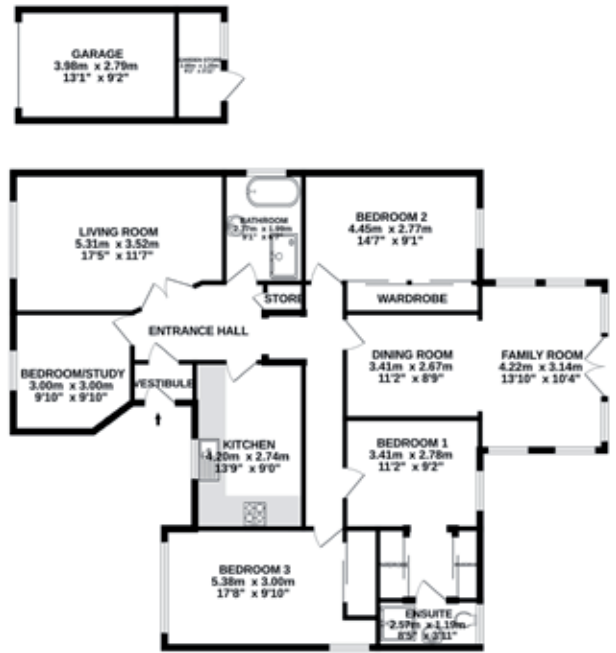
“A stylish four-bedroom home in a serene village, blending modern luxury with impeccable design for an ideal family retreat.”

Home Report valuation	£365,000
Internal floor area	141m ²
School catchment	Seafield Primary School (within walking distance), West Calder High School
EPC Rating	Band C
Council tax band	Band E
Train station	Bathgate, Addiewell and Livingston North

Extras

All floor coverings, all light fittings, all blinds all curtains and a garden store.

Ground Floor



Dimensions

Ground Floor

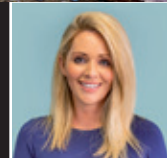
Living Room	5.31m x 3.52m
Dining Room	3.41m x 2.67m
Family Room	4.22m x 3.14m
Kitchen	4.20m x 2.74m
Bedroom (1)	3.41m x 2.78m
Bedroom (2)	4.45m x 2.77m
Bedroom (3)	5.38m x 3.00m
Bedroom (4) / Study	3.00m x 3.00m
Ensuite	2.57m x 1.19m
Bathroom	2.77m x 1.99m
Garage	3.98m x 2.79m
Garden Store	2.80m x 1.20m

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Pioneers in Property



Natasha Fontaine
Property Manager

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.