



OFFERS OVER

£115,000

Seaford Rows
Bathgate, EH47 7AN

PROPERTY SUMMARY

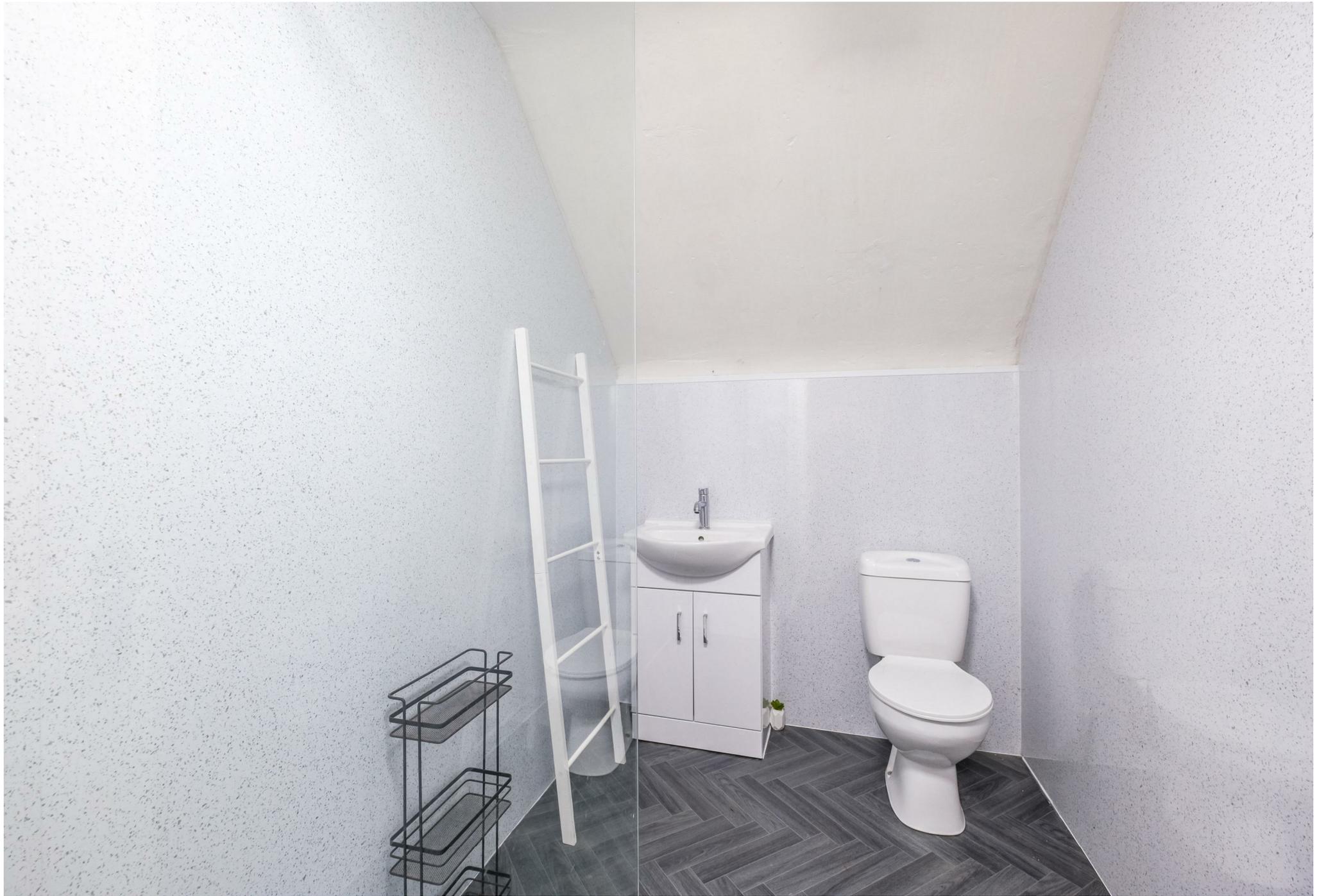
Nestled within the quaint terrace of 'Seafield Rows' constructed circa 1910 for mine workers is this charming, two-bedroom cottage with substantial, South facing garden, and parking to the rear. This well-proportioned home has been nicely upgraded by the current owner in means of a stylish, newly fitted kitchen, new boiler, and recently fitted shower room. This lovely home would make an excellent first time buy or downsize. Located close to local amenities and only a short walk to the beautiful Easter Inch Moss and Seafield Law for those who enjoy nature and the outdoors.

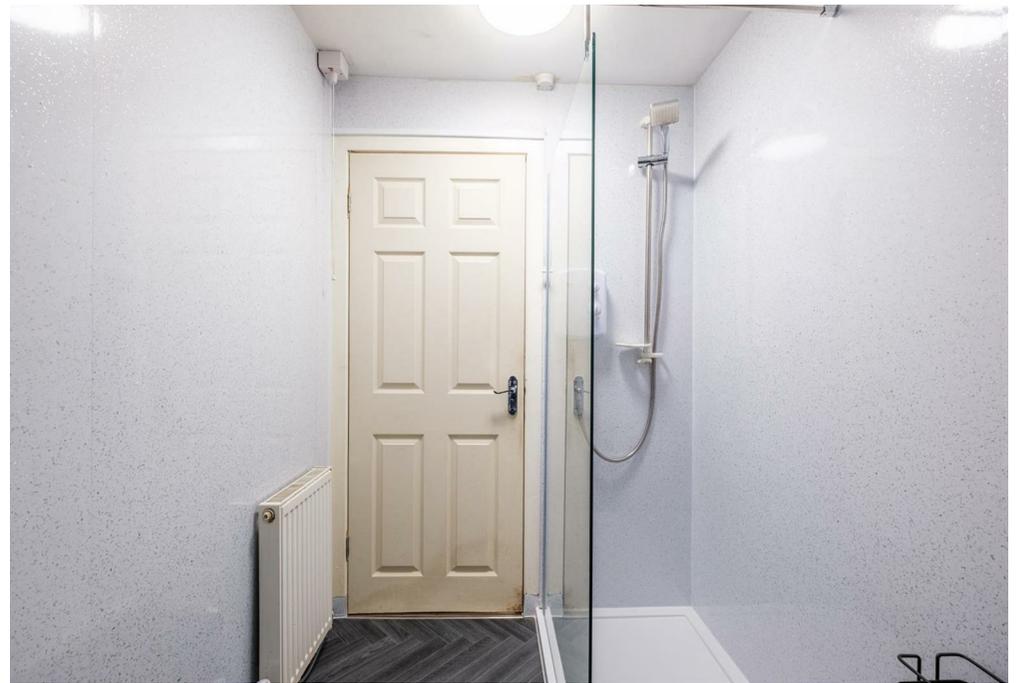
The spacious layout of accommodation comprises; entrance vestibule, generous, front facing, double bedroom/public room with under-stairs storage area, generous lounge with wood panelled feature wall, and original, decorative alcove/shelving, and tasteful, modern fitted kitchen with over, hob, and hood, and access to rear.

On the upper level accessed via a landing is a second bedroom enjoying the best of the views across the Pentland Hills. Completing the first-floor accommodation is a modern, three-piece, shower room, and two useful hall storage cupboards.

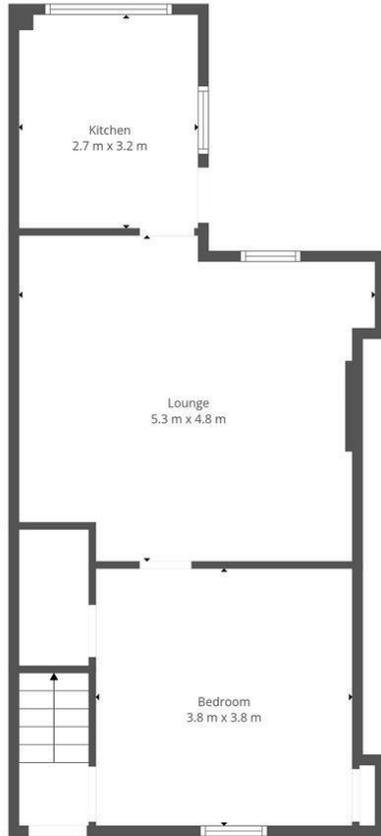
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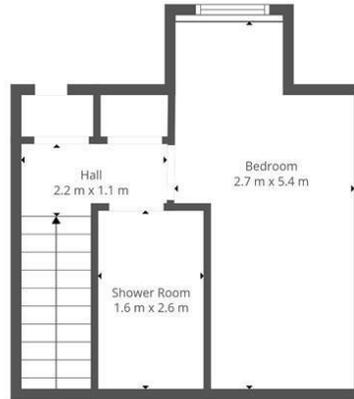








Ground Floor



1st Floor

This Floorplan Is Intended To Give An Indication Of The Layout Only.

LOCAL AUTHORITY

West Lothian

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	69	74
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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