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solicitors & estate agents **S.S.C.**



## Redhouse Road, Seafield

Offers Over £240,000

- Spacious Detached Bungalow
- 4 Double Bedrooms
- Bathroom and Shower Room
- Substantial Gardens
- Semi Rural Location
- Detached Garage
- Huge Potential
- Viewing Essential



# Redhouse Road, Seafield

## Description

Situated in a semi rural location, "Biagi" is a spacious detached bungalow situated on a substantial plot in the popular West Lothian village of Seafield. This property has excellent potential and with the versatile accommodation arranged over one level it will suit a variety of buyers including the modern day family and the less mobile. Viewing is essential to fully appreciate this property which has double glazing, gas central heating, good storage and off street parking.

## Accommodation

The accommodation is entered from the front into the storm porch which then gives access to the warm and welcoming reception hallway. The generously proportioned lounge has a featured stone wall and floor to ceiling window making the lounge naturally bright and airy. The good sized dining area is accessed from the kitchen and lounge. The conservatory is off the dining room and has French doors giving access to the garden. The fitted kitchen has a range of base and wall units, complementary work surfaces, island work station, gas hob, electric oven and an integrated fridge freezer. The utility room has additional storage, walk - cupboard and plumbing for a washing machine. There are four double bedrooms, two with built in storage. The family bathroom has a four piece suite with a corner style jacuzzi bath. A sauna is located within the shower room.

## Outside

There is a substantial mature landscaped garden to the rear which has patio seating areas, a fish pond, areas laid to lawn and a wide selection of trees, bushes and plants. There is a garden to the front primarily laid to lawn. The driveway provides ample off street parking and access to the detached garage.

## Local Area

Seafield is a small village situated on the outskirts of Livingston and Bathgate. The property is well placed for commuting links via the M8/M9 motorway networks. Local bus links are available with a mainline railway station in both Livingston and Bathgate.

## Lounge

4.90m x 6.95m (16'1" x 22'10")

## Dining Room

4.58m x 3.52m (15'0" x 11'7")

## Kitchen

4.58m x 3.63m (15'0" x 11'11")

## Utility Room

2.23m x 2.39m (7'4" x 7'10")

## Bedroom 1

2.80m x 4.85m (9'2" x 15'11")

## Bedroom 2

3.80m x 3.66m (12'6" x 12'0")

## Bedroom 3

3.12m x 3.20m (10'3" x 10'6")

## Bedroom 4

3.95m x 3.06m (13'0" x 10'0")

## Conservatory

## Bathroom

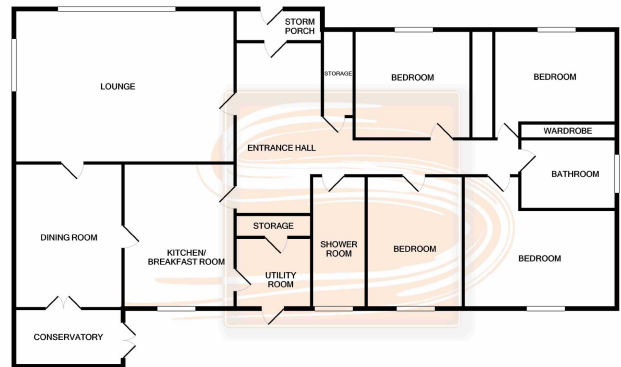
2.24m x 2.67m (7'4" x 8'9")

## Shower room

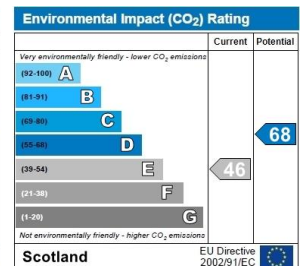
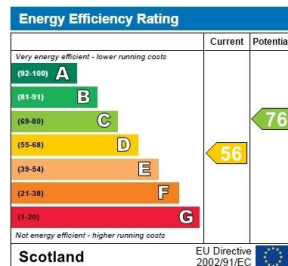
4.18m x 1.75m (13'9" x 5'9")

## Contact Us

To arrange a viewing or for further details please call 01506 826232 or email [property@sneddons.com](mailto:property@sneddons.com).



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Metropac (2020)



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