



22 Cousland Crescent, Seafield, Bathgate, West Lothian, EH47 7AX

Well Presented & Spacious, Three-Bedroom, Mid-Terrace Home with Gardens

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

éspsc rightmove[®] Zoopla
find your happy

Property Description

Light, well-presented and spacious, three-bedroom, southerly facing mid-terrace house with gardens. With a quiet cul-de-sac setting, in an established residential area of Seafield, West Lothian.

Comprises an entrance hallway, living room, dining/kitchen, three flexible double bedrooms, and a family-size bathroom.

Freshly prepared for the market in light neutral decor throughout, with a superb extensive loft space. In addition, there is a modern fitted kitchen and bathroom, gas central heating, and double glazing.

Externally, the property benefits from a lawn to the front, a lawn plot to the rear, and ample unrestricted street parking.

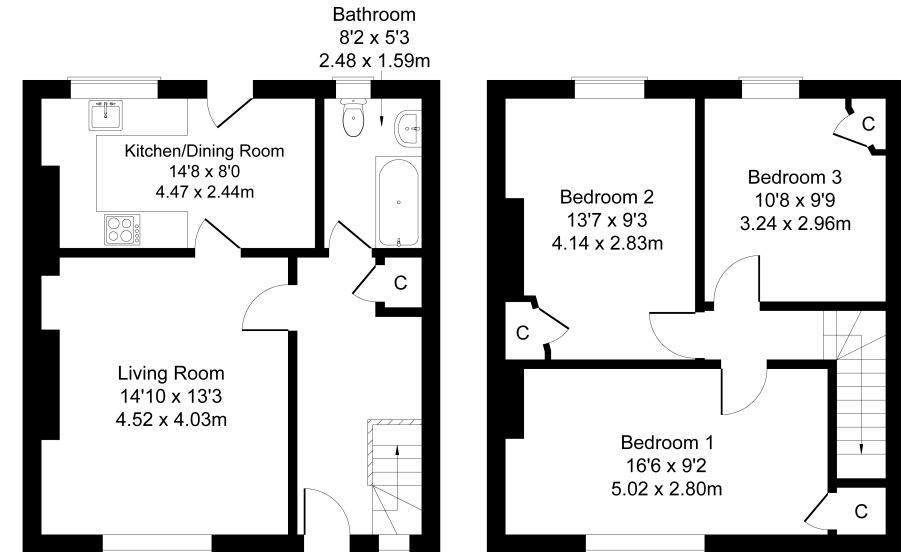
A welcoming entrance hall features ample space for storage and cloakwear; and gives access to the lounge, bathroom, the carpeted stairway and a built-in store cupboard. Set to the front, a spacious lounge features carpeted flooring, a feature fireplace and a recessed press. Set off the lounge, a generous kitchen has a door to the rear gardens, whilst fitted units include stone-effect worktops with matching upstands, a sink with a drainer, and an integrated oven and gas hob. Also rear-facing, the fully-tiled family bathroom is fitted with a modern three-piece suite, including a shower unit over the bath.

On the first floor, bedroom one is set southerly facing to the front, offering an exceptionally spacious room for freestanding furnishing, including carpeted flooring, a built-in wardrobe/store, TV aerial connections, a pendant light fitting, and pleasant open views. Completing the accommodation, two further carpeted bedrooms overlook the garden to the rear, and both feature carpeted flooring and built-in store cupboards.



22 Cousland Crescent, Seafield Bathgate EH47 7AX

Approximate Gross Internal Area: (947 sq ft - 88 sq m.)



Ground Floor

First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Seafield is a small residential village southeast of Bathgate and west of Livingston, with amenities including a primary school, community centre, shop, hotel and bowling club. Further extensive shopping is available in Livingston including the renowned Livingston Centre and Livingston Designer Outlet, along with extensive local shopping and a range of supermarkets. Bathgate itself is a convenient commuting location for both Edinburgh and Glasgow, and offers all the amenities expected of a sizeable town including a selection of supermarkets, primary and

secondary schools, and a wide variety of high-street and speciality stores, bars, restaurants and cafés. Bathgate has two golf courses, with Bathgate Golf Club to the south, and the Balbardie Park of Peace course to the north, with the park also hosting the local sports centre, offering a wide range of facilities. Beebraigs, Almondell and Polkemmet Country Parks are all excellent locations for families and walkers.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

