



## 16 Cousland Crescent, Seafeld, Bathgate, West Lothian, EH47 7AX

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

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# Property Description

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

Comprises an entrance hall, living room, kitchen, three flexible bedrooms, and a family bathroom.

Highlights include a fitted kitchen, contemporary flooring, modern internal doors, gas central heating, and double glazing. In addition, there is superb integrated storage including a floored loft, a garden shed, and a man cave with a working bar and pergola-covered terrace.

Externally, there is a mono-blocked double driveway to the front, whilst a generous enclosed rear garden includes low-maintenance landscaping and established shrubbery.

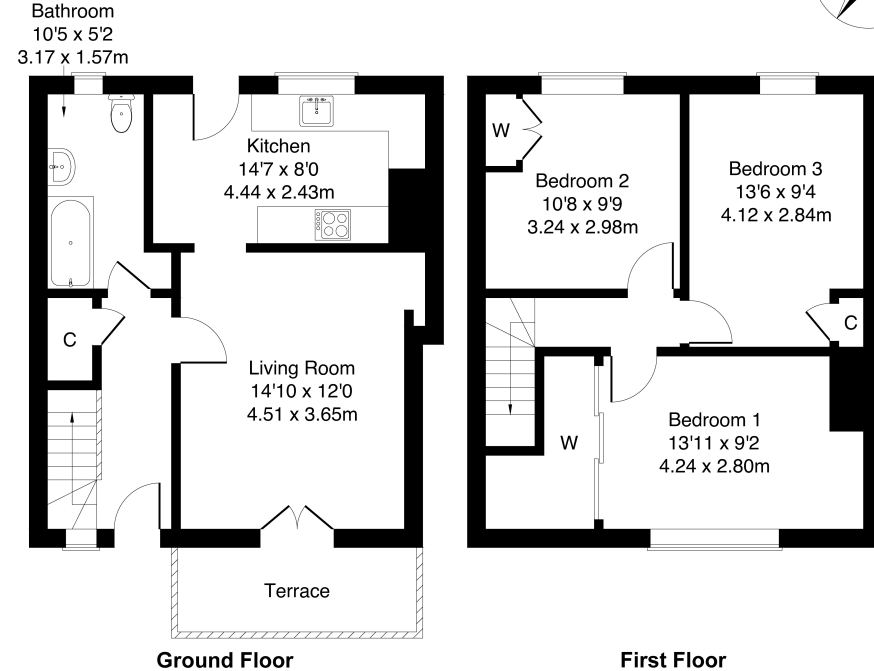
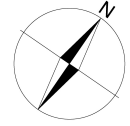
A welcoming entrance affords access to the stairs leading to the upper hall and throughout the ground floor, including a convenient storage cupboard. Set to the front, a spacious living room features a fireplace surround, wood effect flooring, a press with shelves, ample space for dining, and patio doors leading to a terrace garden. Set off the lounge, with a door leading to the rear garden, a fitted kitchen includes stone effect worktops, a tiled surround, a sink with a drainer, and an integrated oven and gas hob.

Completing the ground floor, a stylish bathroom is fitted with a modern three-piece suite including a shower over the bath, tiled splash walls, and a ladder-style radiator. On the upper floor, bedroom one is set to the front, offering a generous room for freestanding furnishing, and features a large built-in wardrobe and wood-effect flooring. Two further well-sized bedrooms are set to the rear, with wood effect flooring and built-in storage.



**16 Cousland Crescent, Seafield EH47 7AX**

Approximate Gross Internal Area: (926 sq ft - 86 sq m.)



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. Beecraigs, Almondell and Polkemmet Country Parks are all excellent locations for families and walkers.









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