



## 1 Beech Place, Seafeld, Bathgate, West Lothian, EH47 7BJ

Light & Well-Presented, Two-Bedroom, End-Terrace Home with Garden

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# Property Description

Set within a peaceful cul-de-sac in a well-established residential area of Seafield, West Lothian, this bright and tastefully presented two-bedroom end-terrace house offers comfortable modern living with generous outdoor space.

Comprises an entrance hallway, living room, kitchen, two double bedrooms, an en-suite shower room and a family-size bathroom.

With light neutral decor throughout, highlights include a modern fitted kitchen, contemporary bathroom suites, double-glazing and gas central heating.

Externally, the home boasts a private rear garden with a storage shed and enjoys the convenience of ample unrestricted on-street parking.

The ground floor opens with a welcoming entrance hall, featuring three sizeable built-in storage cupboards. To the rear, a spacious living room enjoys direct access to the garden, filled with natural light with full height windows and is finished with stylish wood-effect flooring, neutral décor, a built-in press with shelving, and a staircase leading to the upper level.

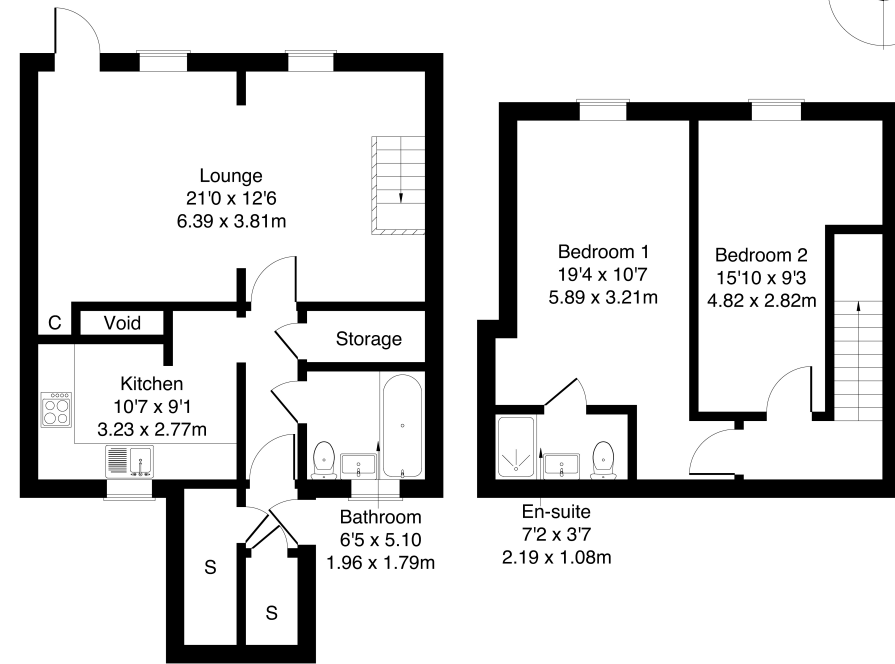
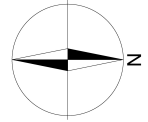
At the front of the property, the contemporary kitchen is fitted with sleek modern units, stone-effect worktops, an integrated oven, hob, and fridge freezer, along with space for additional freestanding appliances. Completing the ground floor is the bathroom with a white three-piece suite and tiled splash walls.

Upstairs, the property offers two well-proportioned double bedrooms, both with fitted carpets. The principal bedroom is particularly generous and includes an en-suite shower room and ample space for freestanding furniture.



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Approximate Gross Internal Area: (915 sq ft - 85 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 peaceful residential village nestled between Bathgate and Livingston, offering a quiet community feel with essential local amenities including a primary school, community centre, convenience store, hotel, and a bowling club. For a broader range of shopping and leisure options, nearby Livingston boasts The Centre and the renowned Livingston Designer Outlet, along with a wide variety of supermarkets, restaurants, and local shops. Just a short drive away, Bathgate provides further amenities, including both primary and secondary schools, supermarkets, high-street retailers,

and an excellent selection of cafés, bars, and restaurants. Ideal for commuters, Bathgate offers convenient access to both Edinburgh and Glasgow via road and rail. The town also caters to leisure and fitness enthusiasts, with two golf courses—Bathgate Golf Club and Balbardie Park of Peace—as well as a local sports centre. Families and outdoor lovers can enjoy easy access to Beecraigs, Almondell, and Polkemmet Country Parks, all offering scenic walking routes and recreational activities.









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