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PROPERTIES LTD

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23 Cousland Crescent

Seafield, EH47 7AY

Offers over £135,000

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Available for LIFT scheme under new West Lothian price thresholds (subject to eligibility) Located within the sought after village of Seafield, this 2 bedroom terraced property offers an excellent option for buyers entering the market or those looking to right size their living arrangements. Cousland Crescent is an established and quiet setting, very useful for those with a family due to the close proximity of the nearby primary school, whilst commuters will find good transport links in the area to provide handy travel throughout the central belt. Local amenities include a shop and bowling club, whilst Livingston is only a few miles to the east and provides a vast array of shopping and recreation. Nearby walks include the Almond River, linking onto the popular Shale Trail, whilst Seafield Law provides access to National Cycle Route 75, perfect for those looking to explore the scenic surrounds or keep fit and active.







Description

The property itself offers well-proportioned accommodation throughout, ideally sized for couples or young families. A spacious main living room offers a comfortable space to relax and unwind, whilst a generous kitchen spans the full rear of the property, offering a handy range of storage cabinets and potential for a table to cater for daily meals. Upstairs, there are 2 double bedrooms that offer space for a family to grow or to cater for home working arrangements. The family bathroom features a 3 piece suite with a mixer shower mounted above the bathtub, perfect for those who need a quick morning shower or long evening soak. The attic area is partially floored with a drop down ladder for easy access, offering storage or future conversion potential. Gas central heating and double glazing throughout provide further practical comfort, with a new boiler added in 2023. Externally, there is a spacious rear garden featuring patio and lawn area, allowing space to relax and enjoy the sunny weather. The front garden area is chipped to allow off-street parking potential.

Location

The village of Seafield is conveniently located in West Lothian, being within ten minutes drive of two of the regions main towns Bathgate and Livingston, where a comprehensive range of facilities can be found. Seafield boasts good local amenities including a shop, primary school, community centre and a bowling club. The nearest secondary school is a short bus ride away. Travel in and around central Scotland is handy with major access routes such as the M8 motorway and rail services within a short distance.

Clients Comments

We have absolutely loved living in Seafield for the past 8 years, this house holds so many precious memories for our family. It has been an amazing home for us and we have loved every minute. The neighbours on each side are fantastic, you've won the lottery there. People on the street are so friendly and always willing to help whenever needed.

Living Room 14'5" x 14'1" (4.41m x 4.31m)

Kitchen 17'1" x 8'6" (5.22m x 2.60m)

Bedroom 1 14'2" x 10'11" (4.33m x 3.35m)

Bedroom 2 11'8" x 11'3" (3.56m x 3.44m)

Bathroom 6'7" x 6'2" (2.02m x 1.90m)

Key Info

Home Report Valuation: £140,000
Total Floor Area: 79m2 (850 ft2)
What3words: ///paintings.front.having
Parking: Driveway
Heating System: Gas
Council Tax: A - £1519.94 per year
EPC: C

Extras

Washing machine, Fridge freezer. All carpets, floor fittings, and blinds. Double wardrobe in master bedroom, Chest of drawers in second room, Tall boy unit in bathroom.

Disclaimer

Early internal viewing is recommended. Viewings are subject to appointment with Brown & Co Properties and slots can be requested via the widget on the property page of our website. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

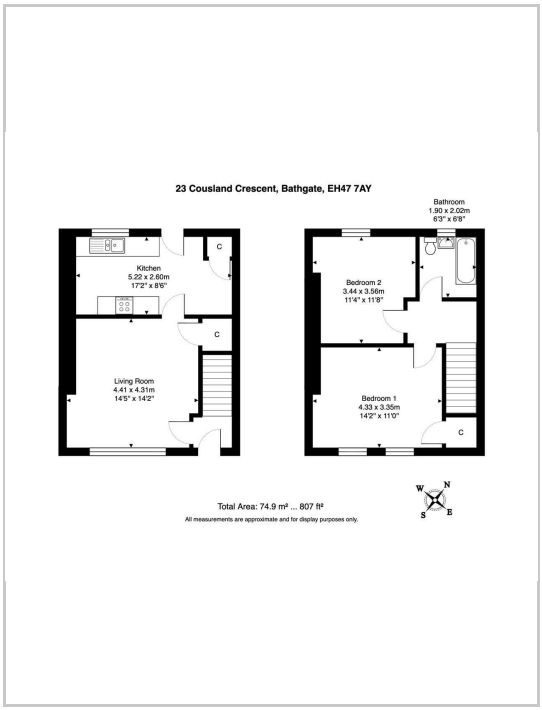
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or check out our "Book Valuation" request on our website. A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on within the advert and should be viewed at your earliest convenience.

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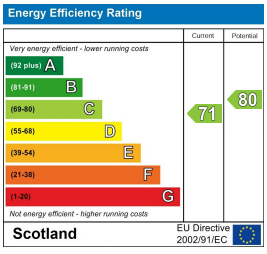
Area Map

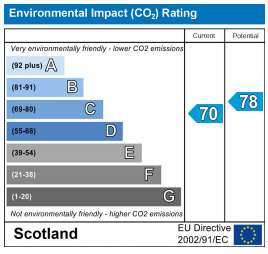


Floor Plans



Energy Efficiency Graph





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