



18 Heatherwood
Seafield EH47 7BX
Offers Over £220,000

Caesar & Howie
Solicitors & Estate Agents



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Early viewing of this charming and well presented detached bungalow is highly advised to avoid disappointment. The property has recently undergone many quality improvements and is set within a prime sought after area. It will provide an ideal property for a variety of buyer's, including retired persons and those looking for level access accommodation. Both kitchen/diner and new shower room are particular features and the double bedrooms have large built-in wardrobes. Local amenities, public transport and convenience store are all close at hand. Neighbouring Livingston and Bathgate are a short drive away. Early viewing advised to avoid disappointment.

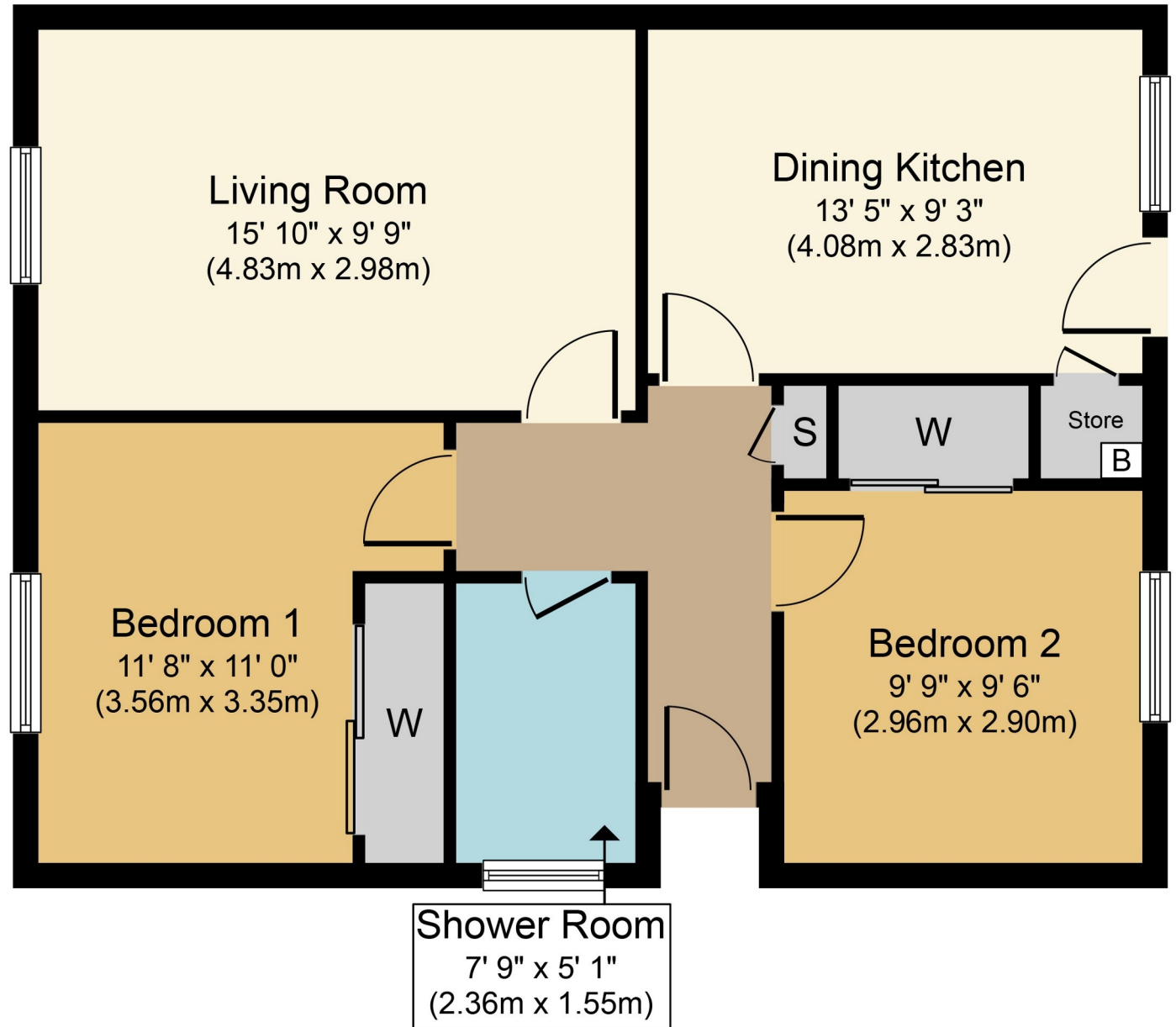
- **Entrance hall**
- **Bright lounge**
- **Spacious kitchen/dining**
- **Two double bedrooms (wardrobes)**
- **Luxury shower room (2025)**
- **Gas Central Heating (Boiler approx.2022)**
- **Full double glazing (Installed 2025)**
- **Part floored attic/ladder**
- **Attractive low maintenance gardens**
- **Driveway & hard standing/parking**
- **Disabled access ramp**
- **Council Tax Band C**
- **Floor area**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk



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