



5 Deanburn Gardens, Bathgate, EH47 7GB

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Nestled in a quiet and sought-after residential development in the small village of Seafeld minutes from Bathgate, this is a most impressive three-bedroom detached home with attractive accommodation presented in excellent walk-in condition.

Approached via a neat front garden bordered by a monoblock driveway and integral garage, the front door opens into an inviting hallway featuring a stylish décor of handsome wooden flooring, pendant lighting, and soft grey wall finishes.

To the right lies a spacious and light-filled south-west-facing living room. Overlooking the front garden, this warm and welcoming space has a calm colour palette of light greys and crisp whites, and with a seamless flow into the adjoining dining room is the perfect spot to relax in or entertain friends. With a large picture window providing a delightful rear garden aspect, the dining room is a bright living and reception area, wonderful in its versatility it would also make for a cosy den or useful family room.

On the other side of the living room there is a dining area, perfect for hosting.

Crossing the rear hall and you come to the impressive contemporary dining kitchen. Thoughtfully designed with an L-shaped layout that maximises upon the space it features sleek gloss off white wall and floor units alongside matte black worktops and high-spec integrated appliances including an extractor hood, gas hob, eye-level microwave, and an oven. With an interior design that includes handsome wooden flooring and ample space for informal dining it is most appealing.

The adjoining pantry/utility room allows for further storage. A modern WC with washbasin completes the ground floor accommodation



Moving upstairs via the carpeted staircase with oak banister, and you discover a restful retreat of three bright and sizeable double bedrooms.

Each benefit from built-in wardrobes, and the principal bedroom to the front enjoys access to an en-suite shower room complete with WC and washbasin.

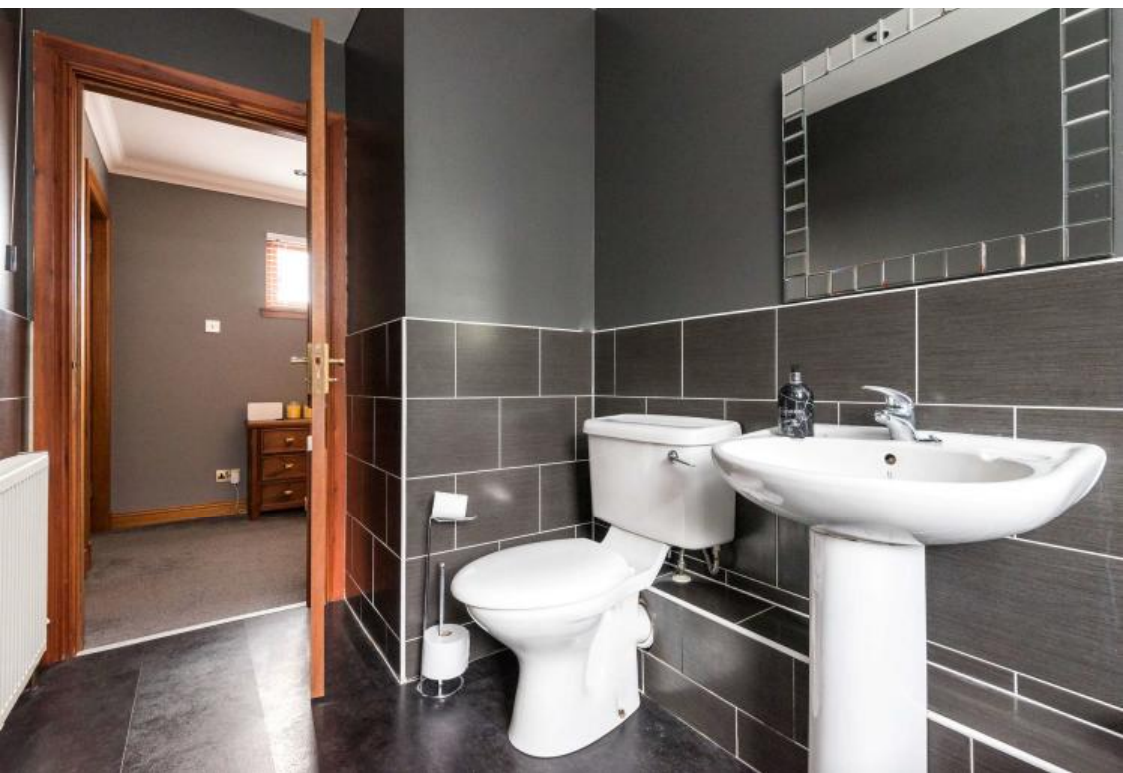






This floor also boasts a modern family bathroom finished in a monochrome colour scheme and housing a WC, washbasin, and a curved bath with wall-mounted shower.

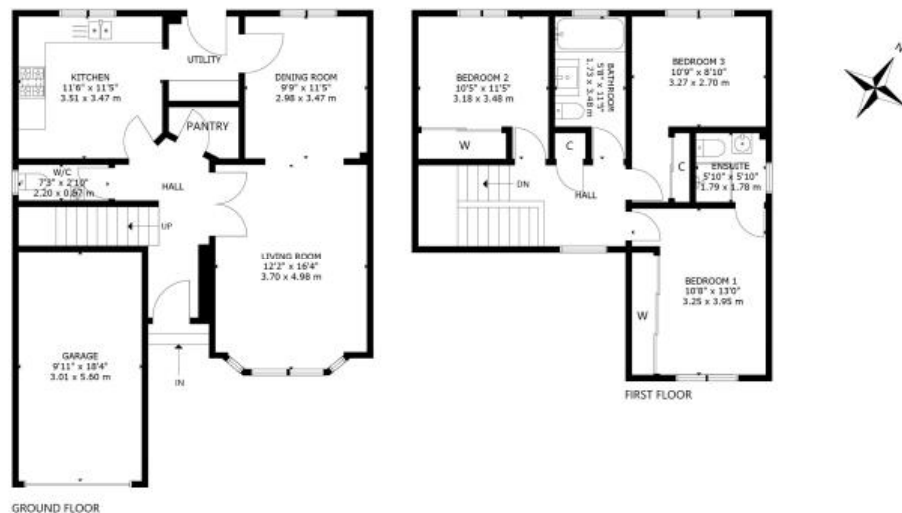
Externally, the house enjoys a well-kept neat front garden with a lawn and pretty borders, and to the rear, a peaceful and enclosed landscaped garden that backs onto woodland and features a manicured lawn, and expansive paved alfresco area.







Gas central heating and double glazing are fitted throughout to ensure the property is warm and comfortable.



5 DEANBURN GARDENS, BATHGATE, EH47 7GB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,283 SQ FT / 119 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Surrounded by rolling hills, the small West Lothian village of Seafield has a post office, village store, and primary school. Residents benefit from its proximity to picturesque open green spaces such as those at Polkemmet Country Park, Almond Valley Heritage Centre, and Five Sisters Zoo. The nearby bustling town of Bathgate only two miles away boasts a scenic nine-hole golf course and an excellent sports centre complete with a state-of-the-art gym, fitness classes, a swimming pool and more. Deer Park Golf and Country Club just a short drive offers excellent member facilities including a spa. With a bustling town centre, Bathgate houses well-known shops, supermarkets, and independent retailers perfect for daily shopping needs and Livingston's renowned retail centre and designer outlets are close by. There is well-regarded schooling locally, from primary through to secondary. Perfect for commuters, Livingston North and Bathgate Train Stations offer regular services to Edinburgh and Glasgow, and the M8 is minutes away.

Get in touch



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Video Tour



Misrepresentations

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