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## 8 Deanburn Gardens, Seafield, West Lothian EH47 7GB

### Offers Over £258,000

KnightBain are delighted to bring to the market this exceptionally spacious immaculately presented three bedroom Detached Villa situated in the much sought after Deanburn Gardens. The accommodation comprises three double bedrooms, all with fitted wardrobes and master with ensuite shower room with mains shower, lounge, dining room, fitted kitchen/breakfast room, utility room, family bathroom, downstairs WC, and summer house. The property also benefits from quality floorcoverings and new blinds throughout, a large garage with new remote controlled door and monobloc parking for several cars.

The village of Seafield offers excellent local amenities, including a village store, post office and primary school. Nearby Livingston has a wealth of great cafes, bars and restaurants and excellent shopping experiences at The Centre. The area is well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow and mainline railways to Edinburgh and Glasgow are available nearby at Bathgate and Livingston.

- Three Double Bedrooms with Fitted Wardrobes
- Fitted Kitchen/Breakfast Room
- Summer House
- EPC - D
- Master refitted Ensuite Shower Room
- Utility Room
- Monobloc Parking for several cars
- Dining Room
- Large Garage with remote controlled door
- Downstairs WC

### Hall

Access through timber door with opaque glazed insets into welcoming hallway. Doors to fitted kitchen/breakfast room, downstairs WC and walk-in cupboard with shelves and hanging rails and housing electric switchgear. Double doors to lounge. Quality laminate through hall and WC. Radiator with cover.

### Lounge

18'6" x 12'2" (5.64m x 3.71m)

Spacious sitting room with front facing bay window and wood effect venetian blinds. New quality fitted carpet through lounge and dining room. Archway to dining room. Radiator, 5-way light fitting.

### Dining Room

11'4" x 9'8" (3.45m x 2.95m)

Ideal for entertaining or family meals. Rear facing window with wood effect venetian blind. Radiator, four drop lights.

### Fitted Kitchen/Breakfast Room

11'5" x 11'3" (3.48m x 3.43m)

Fitted with base and wall mounted units, drawers, gas hob with glass splashback, electric fan assisted oven, extractor hood, integrated fridge/freezer and dishwasher, 1.5 bowl sink, side drainer and mixer tap, complementary worktops and matching splashbacks. Rear facing window with roller blind. Ceramic tiled floor through to utility room. Radiator, 4-way spotlights.

### Utility Room

Fitted with base and wall mounted units, stainless steel sink and mixer tap, complementary worktops and matching splashbacks. Plumbing for washing machine and space for tumble drier. Timber door with opaque glazed inset to rear garden. Radiator, 2-way spotlights.

### Downstairs WC

Fitted with low flush WC and pedestal wash hand basin with tiled splashback. Opaque glazed window with venetian blind. Radiator.

### Upper Landing

New quality fitted carpeted staircase and landing. Doors to bedrooms, bathroom and cupboard housing hot water tank with shelf above. Hatch to partially floored loft. Side and front facing windows with roller blinds. Radiator.

### Master Bedroom

12'10" x 10' (3.91m x 3.05m)

Spacious room with front facing window and venetian blind. Wall to wall fitted wardrobes with hanging rails and shelves concealed behind sliding mirrored doors. New quality fitted carpet, radiator. Door to ensuite shower room.

### Ensuite Shower Room

Fitted with dual flush WC and wash hand basin with waterfall tap built into vanity unit with cupboards and drawers, and fully tiled shower cubicle with mains shower. Tiled to dado height on other walls. UPVC clad ceiling with downlighters. Opaque glazed window with roller blind. Ceramic tiled floor, chrome vertical radiator, extractor fan.

### Bedroom Two

10'7" x 8'9" (3.23m x 2.67m)

Fitted wardrobes with hanging rails and shelves concealed behind sliding mirrored doors leading into double bedroom. Rear facing window with venetian blind. Fitted carpet, radiator.

### Bedroom Three

10'5" x 9'2" (3.18m x 2.79m)

Third double bedroom with rear facing window and venetian blind. Fitted wardrobes with hanging rails and shelves concealed behind sliding mirrored doors. Fitted carpet, radiator.

### Bathroom

8'9" x 5'6" (2.67m x 1.68m)

Spacious room fitted with corner bath with mains shower and glazed screen above, pedestal wash hand basin with mixer tap and low flush WC. Opaque glazed window with roller blind. Ceramic tiled floor, radiator, extractor fan.

### Garage

Large single garage with new remote controlled door. Power, light and housing gas central heating boiler.

### Summer House

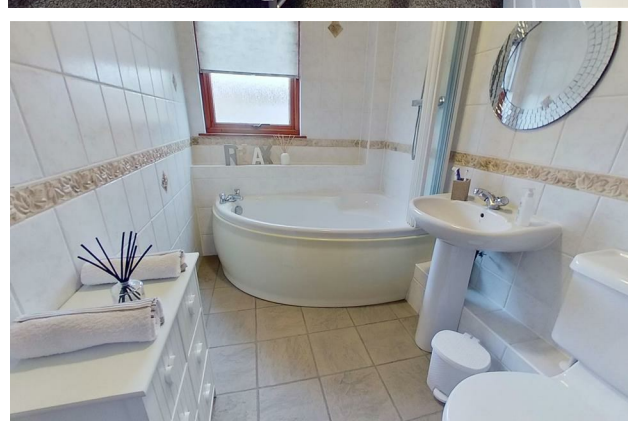
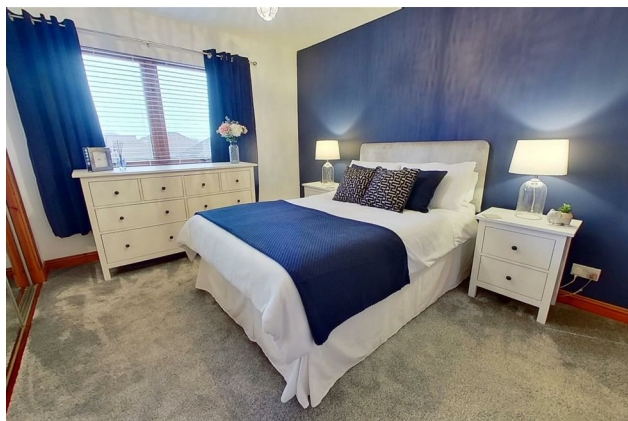
11'8" x 11'5" (3.56m x 3.48m)

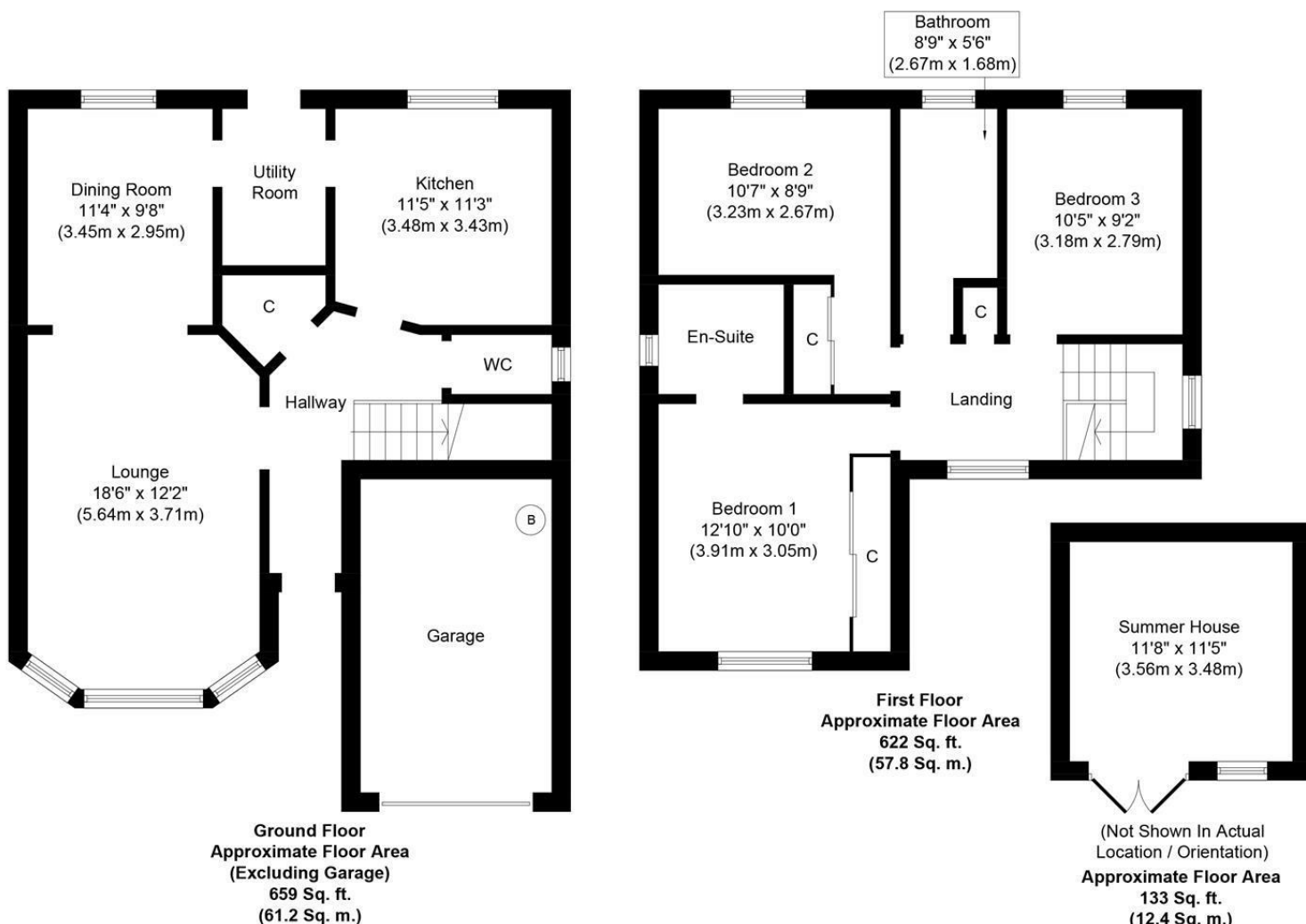
Perfect for working from home, hobbies or entertaining. Double and single doors. Quality vinyl floorcovering, ample sockets and wall light with independent fuse box.

### Gardens

Easily maintained gardens to front and rear laid to grass with mature shrubs around. The rear garden has large suntrap slabbed patios. To the front there is monobloc parking for several cars.

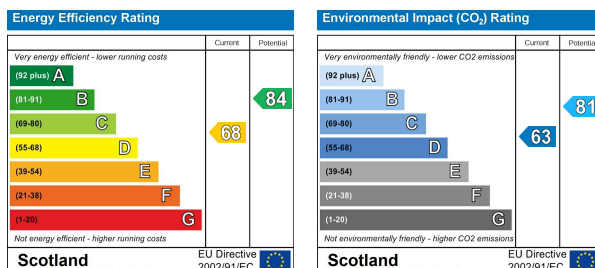






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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*Prospective purchasers should make their own enquiries to confirm the details of this property.*

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