



42 Hawthorn Bank, Seafield

Offers Over £375,000

42 Hawthorn Bank

Seafield

Welcome to this exceptional elevated bungalow, set on a substantial corner plot in the highly desirable Hawthorn bank area, boasting stunning views of the Pentland Hills.

This home is presented in immaculate, walk in condition and has been lovingly maintained by its long term owner. Upon entering, you are greeted by a spacious and inviting hallway, currently styled with freestanding furniture, setting the tone for the rest of this special home.

The lounge is a true showstopper an expansive, beautifully styled space that comfortably accommodates multiple sofas, chairs and additional furnishings. Flooded with natural light from its front facing windows, the room feels bright, airy and welcoming. Elegant coving and a charming fireplace add character and warmth, enhancing the cosy atmosphere.

An archway leads seamlessly into the dining area, reinforcing the open plan feel of this loving home. This generous space comfortably hosts six diners, with potential to accommodate up to ten ideal for entertaining. Tastefully decorated in a neutral palette, the dining room also enjoys picturesque views over the rear garden and towards the Pentland Hills, making it a perfect setting for both everyday living and those special occasions.

The kitchen is a stylish and well designed space, beautifully combining dark tones with cream and beige finishes to create a striking yet warm contrast. It is fully equipped with a range of integrated appliances, including fridge/freezer a double oven, hob, extractor fan and dishwasher, alongside generous worktop space ideal for everyday living and entertaining. A stylish, wine themed seating area adds a sociable element, while excellent storage is available throughout. Natural light pours in from the rear south facing garden, enhancing the sense of space and making this a bright and inviting area, perfect for cooking or unwinding with a glass of wine.

This unique bungalow offers four generous double bedrooms. The principal bedroom is particularly impressive an expansive, beautifully presented space with neutral décor, fresh carpeting, and a stylish feature wall. It comfortably accommodates a super king-size bed, alongside freestanding furniture such as a dressing table, while still retaining a strong sense of space. Large fitted wardrobes with mirrored doors provide excellent storage and further enhance the room's scale and light.

Completing the principal suite is a spacious ensuite, partly tiled and featuring a large walk in shower. The design is clean and neutral, with a subtle sense of luxury that perfectly complements the bedroom.

- Four Large Double Bedrooms
- Immaculate Walk In Condition
- Expansive South Facing Wrap Around Rear Garden
- Beautiful Views Throughout
- Large Driveway With Double Garage



Bedroom two is another substantial double room, offering a calm and serene atmosphere with a relaxing aesthetic. It benefits from excellent storage, including double mirrored fitted wardrobes, as well as additional space for freestanding furniture, making it both practical and inviting. Bedrooms three and four are equally versatile, currently used as relaxation and home office spaces. Both rooms are generously proportioned and can comfortably accommodate double beds along with additional furniture. Their flexibility makes them ideal for a variety of uses, including guest rooms, work from home setups or family spaces, the choice and flexibility presented is truly endless!

Outside is where this home truly sets itself apart...

The south facing wraparound rear garden is where this property boasts its lavish lifestyle, offering breath taking, uninterrupted views across the Pentland Hills and beyond. Elevated and wonderfully private, the garden enjoys a sun drenched position with panoramic scenery stretching as far as the eye can see.

Meticulously designed and beautifully maintained, the outdoor space features lush green lawns, well stocked planting areas, and mature hedging that enhances both privacy and tranquillity creating a serene retreat ideal for relaxing or entertaining.

A dedicated patio dining area comfortably accommodates outdoor seating for up to six, perfect for al fresco dining. Steps lead up to the heart of the garden the impressive decking area, designed with entertaining in mind, offering ample space for barbecues, gatherings and larger social occasions. Further enhancing this exceptional outdoor offering is the stunning sunroom, finished to a high standard. Fully powered and generously proportioned, it provides a versatile additional living space that can host multiple seating arrangements while making the most of those incredible.

The garden's elevated position, outstanding privacy, and immaculate presentation combine to create a truly special setting. Completing the property is a large, fully powered double garage, adding further practicality to this already impressive home.



Situated within the highly regarded area of Seafield, West Lothian, and specifically within the desirable estate of Hawthorn Bank, Seafield, this home benefits from a peaceful, residential setting while remaining exceptionally well connected. Seafield offers a charming village feel with local amenities close at hand, while nearby towns such as Bathgate and Livingston provide a wider range of shopping, dining and leisure facilities.

For commuters, the location is ideal, with excellent access to major road links including the M8 motorway, offering convenient travel to both Edinburgh and Glasgow. Nearby railway links further enhance connectivity, making this an excellent choice for those seeking a balance between tranquil living and accessibility.

This immaculate and spacious bungalow is presented in true walk in condition. The generous proportions, flexible and practical layout and truly outstanding garden views across the Pentland Hills combine to create a home that stands apart. Its neutral yet stylish interiors provide the perfect canvas for any buyer to make this special home their own.

Home Report Value- £385,000

EPC - C

Council Tax Band - D

Square Ft- 1485/ 138 sqm

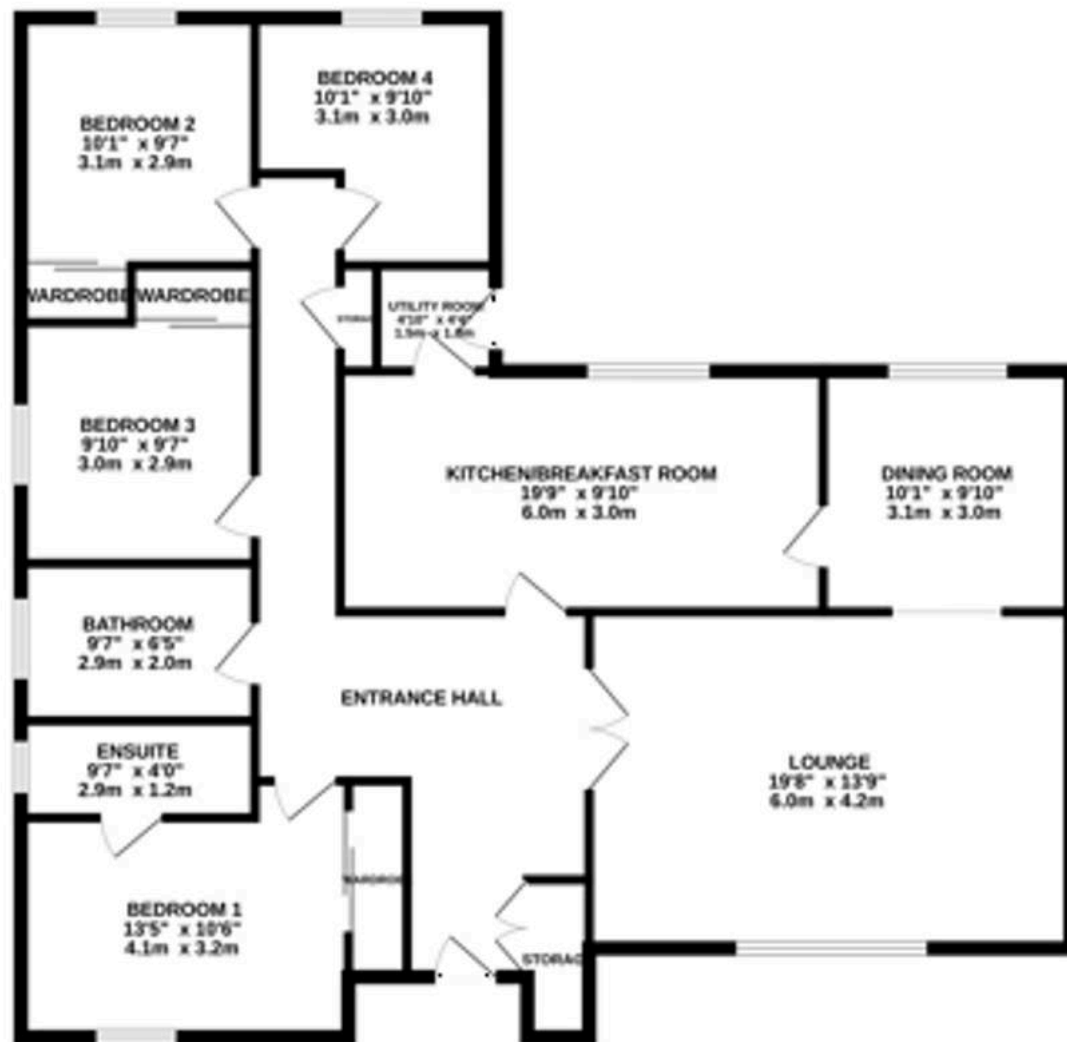




BASMENT



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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