



£130,000 Offers Over  
High Academy Street, Armadale  
| 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Semi Detached Villa
- Modern Fitted Kitchen
- Contemporary Bathroom
- Three Bedrooms
- Off Street Parking
- Close to Local Amenities
- No Chain
- Floored Attic Storage Area

## Property Description

Impressive three bedroom semi detached villa in a well established, sought after area of Armadale. Property comprises: Entrance Hall, Lounge, Modern Fitted Kitchen and Contemporary Bathroom, to the upper floor are three spacious bedrooms.

## Main Particulars

**Impressive three bedroom semi detached villa in a well established, sought after area of Armadale. Property comprises: Entrance Hall, Lounge, Modern Fitted Kitchen and Contemporary Bathroom, to the upper floor are three spacious bedrooms. There is a monoblocked driveway providing off street parking and a large rear garden with raised decking area. Additionally the attic has been floored offering excellent internal storage space. The local primary and secondary schools are only a short walk away.**

### Entrance Hall

**The entrance hall offers access to the lounge and family bathroom. There is a large storage cupboard, and stairs lead to the upper floor. The flooring is laminate.**

### Lounge (4.5m x 4.1m)

**This well-proportioned lounge is tastefully decorated in neutral tones. A window overlooks the front of the property and an opening leads to the kitchen. The flooring is hardwood.**

### Kitchen (4.3m x 2.8m)

**The modern fitted kitchen boasts an excellent selection of base and wall units. It further benefits from an integrated dishwasher, hob and oven. A door leads to the raised decking area overlooking the rear garden. The flooring is laminate.**

### Family Bathroom (2.9m x 1.8m)

**Situated on the ground floor, this sleek family bathroom is finished to a high standard. It is fully tiled and fitted with a contemporary suite, with separate shower enclosure. The flooring is laminate.**

### Bedroom 1 (4.8m x 3.4m)

**This well-proportioned bedroom overlooks the front aspect. There is a large storage cupboard and it also benefits from fitted wardrobes. The flooring is carpeted.**

### Bedroom 2 (3.9m x 2.9m)

**A good sized second bedroom, again with fitted wardrobes and a window overlooking the rear aspect. The flooring is laminate.**

### Bedroom 3 (3.7 x 2.8m)

The third bedroom is again a good size and overlooks the rear aspect. The flooring is carpeted.

Externally, the front garden is turfed and a monoblocked driveway provides off street parking. To the rear is a large raised decking area and steps lead to the turfed garden. There is also a garage and large shed providing outdoor storage.

All blinds, light fittings and shades included.

Armadale is a popular town, with a great sense of community. Ideally placed for the commute, it has easy access to the M8 and the M9 network. The railway station connects to both Edinburgh and Glasgow. A well serviced town centre is only a short walk away.

EPC Band C







This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 LARN - LARN1903008 Registered Office: ,

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