



£109,000 Offers Over

Woodend Walk, Armadale

| 3 Bedrooms | 1 Bathroom

01501 486123



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# Step Inside

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## Key Features

- Sought After Location
- Lounge / Diner
- Modern Fitted Kitchen
- Three Bedrooms
- Enclosed Gardens
- Close to Local Amenities

## Property Description

Situated in a very popular area in Armadale, this immaculately presented mid terraced villa is perfect for first time buyers or families. Property comprises: lounge / diner, modern fitted kitchen, three bedrooms and family bathroom.

## Main Particulars

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### Entrance Hall

The entrance hall offers access to the lounge / diner and kitchen, carpeted stairs lead to the upper floor.

### ~~Lounge / Diner (6.5m x 3.4m)~~

This well-proportioned lounge diner is tastefully decorated. There are floor to ceiling windows to the front and rear of the property allowing lots of natural light into the room. The flooring is laminate.

### ~~Kitchen (3.0m x 2.9m)~~

The sleek, modern white gloss kitchen is finished to a high standard and benefits from integrated Fridge Freezer, Oven and Hob. A door leads to the rear garden. The flooring is laminate.

### ~~Bedroom 1 (3.5m x 3.0m)~~

This good sized double bedroom overlooks the rear aspect. The flooring is carpeted and there are two built in storage cupboards, one of which houses the boiler.

### ~~Bedroom 2 (3.4m x 3m)~~

The second bedroom is also a double and benefits from built in wardrobes. There is laminate flooring and a window overlooking the front aspect.

### ~~Bedroom 3 (2.9m x 2.0m)~~

Bedroom 3 is a single with a window overlooking the front of the property. The flooring is carpeted.

### ~~Family Bathroom (2.0m x 1.9m)~~

This bright bathroom is finished with a white three piece suite comprising: w/c, wash hand basin, and bath with shower.

Externally, there is an enclosed turfed front garden, and to the rear a low maintenance enclosed garden. Ample parking is provided to the rear of the property.

## Location

Armadale is a popular village, 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. The local school is at Eastertoun primary and the catchment secondary school is at Armadale Academy. A well serviced town centre is only a short walk away.







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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 © 2025 LARN - LARN1903008 Registered Office: ,



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