



£79,000 Offers Over

Greig Crescent

| 2 Bedrooms | 1 Bathroom

01501 486123



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Step Inside

Key Features

- Spacious Accommodation
- Two Double Bedrooms
- Extensive Rear Garden
- Off Street Parking

Property Description

Well Presented and Spacious Lower Villa situated a short walk from Armadale Town Centre. Property Comprises; Entrance Hall, Lounge, Two Double Bedrooms, Kitchen and Family Bathroom.

Main Particulars

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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 schools are Armadale and St Anthony's primary and the catchment secondary school is at Armadale Academy. A well serviced town centre is only a short walk away.

Entrance Hall

The entrance hall offers access to the lounge, bedrooms, kitchen and family bathroom. The flooring is laminate.

Lounge (4.1m x 3.5m)

This well-proportioned lounge is tastefully decorated. A large window overlooks the front aspect and floods the room with natural light. The flooring is laminate.

Kitchen (4.0m x 2.8m)

The kitchen boasts a good range of wall and base units with contrasting worktops. It further benefits from an integrated oven and hob and breakfast bar seating area. A window overlooks the rear, and a door gives access to the extensive rear garden. The flooring is vinyl.

Bedroom 1 (3.9m x 2.9m)

This bright double bedroom overlooks the rear of the property. There is a large built in wardrobe and the flooring is laminate

Bedroom 2 (4.0m x 3.9m)

The second bedroom is also a large double. There is laminate flooring and a window overlooks the front of the property.

Bathroom (1.7m x 1.5m)

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

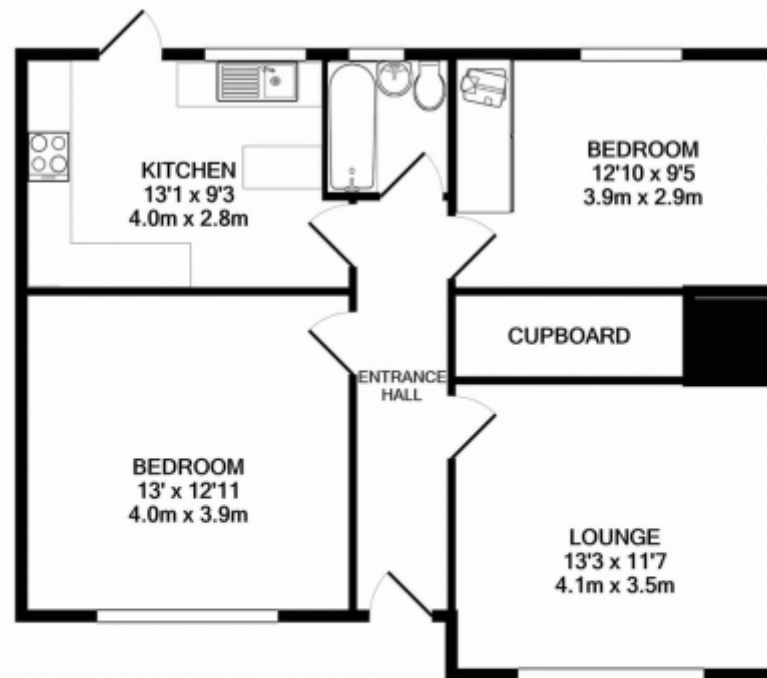
Externally to the rear there is an extensive enclosed garden. To the front of the property off street parking is provided for two cars.

All blinds, light fittings shades included, as well as integrated appliances in the kitchen.

IMPORTANT NOTE:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





TOTAL APPROX. FLOOR AREA 678 SQ.FT. (63.0 SQ.M.)

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. 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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