



£115,000 Offers Over

Woodend Walk, Armadale

Terraced House | 3 Bedrooms | 1 Bathroom

01501 486123



[www.strathavonproperties.co.uk](http://www.strathavonproperties.co.uk)



# Step Inside

---

## Key Features

- Spacious Accommodation
- Lounge / Diner
- Three Double Bedrooms
- Modern Fitted Kitchen
- Contemporary Bathroom
- Off Street Parking

## Property Description

\*\*\*\*CLOSING DATE SET Friday 3rd July @ 12 noon\*\*\*\*Immaculately presented and spacious three bedroom terraced property situated in a highly sought after area of Armadale. Perfect for both families and first time buyers. Property comprises; Lounge / Diner, Kitchen, Three Bedrooms and Family Bathroom.

## Main Particulars

\*\*\*\*CLOSING DATE SET Friday 3rd July @ 12 noon\*\*\*\*Immaculately presented and spacious three bedroom terraced property situated in a highly sought after area of Armadale. Perfect for both families and first time buyers. Property comprises; Lounge / Diner, Kitchen, Three Bedrooms and Family Bathroom.

\* Walk In Condition - Both Modern & Neutral Tones, GCH & DG Throughout

\* Spacious Lounge / Diner.

\* Modern Fitted Kitchen

\* Three Double Bedrooms

\* Contemporary Bathroom

Strathavon Properties are delighted to offer to the market this immaculately presented mid terraced family home situated in a sought after area of Armadale.

The lower level of the property comprises of a generous lounge with dining area. This double aspect room is flooded with natural light, with patio doors leading to the paved front garden, and a floor to ceiling window overlooking the rear. The modern kitchen has been fitted out with a great range of both wall and base mounted units and a contrasting worktop. It further benefits from a selection of integrated appliances with additional space for free standing appliances. A bright hallway gives access to the carpeted stairs that lead to the upper floor.

The upper floor of the property continues to impress offering a spacious master bedroom with fitted mirror wardrobes and a further two double bedrooms. The fully tiled family bathroom has been finished to a high standard with a contemporary three piece suite, including a bath with centre mixer tap and shower, WC and wash hand basin.

Externally to the front of the property is a paved front garden, and to the rear lies an enclosed garden with raised decking area and garden shed. Ample off street parking is also provided.

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

Lounge / Diner (7.8m x 3.5m)

Kitchen	(3.0m x 3.0m)
Bedroom 1	(4.0m x 3.0m)
Bedroom 2	(3.5m x 3.0m)
Bedroom 3	(3.1m x 2.5m)
Bathroom	(1.9m x 1.8m)

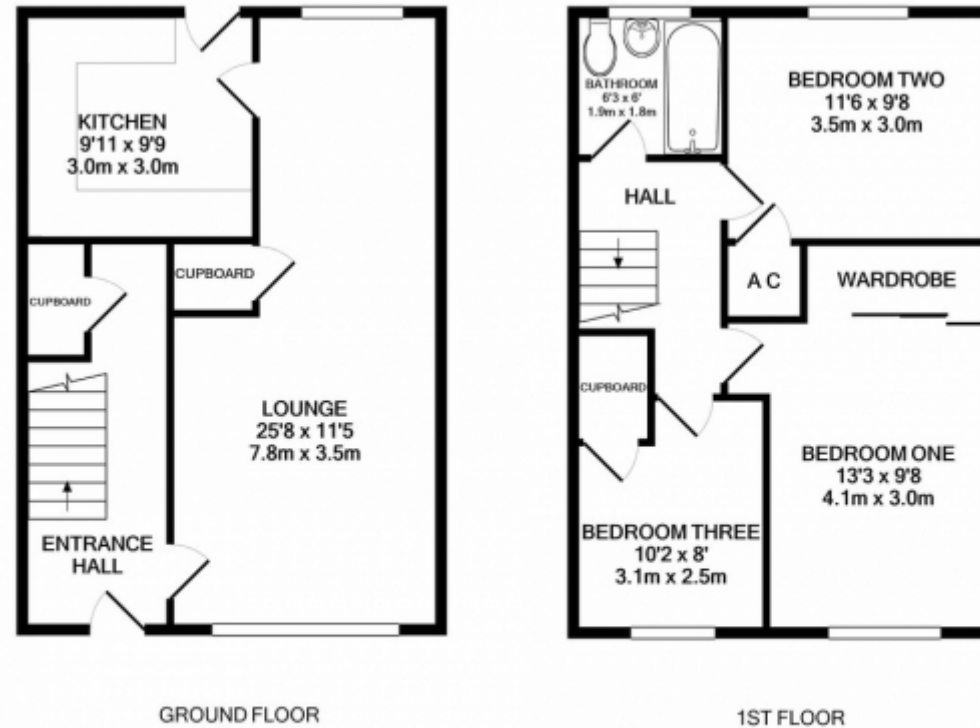
#### Location

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

#### 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





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  
Made with Metropix ©2020

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: ,

Telephone: 01501 486123



---

[www.strathavonproperties.co.uk](http://www.strathavonproperties.co.uk)