



£208,000 Offers Over

Eastertoun Gardens, Armadale

Detached Bungalow | 3 Bedrooms | 1 Bathroom

01501 486123



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# Step Inside

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## Key Features

- Detached Bungalow
- Sought After Location
- Three Bedrooms
- Large Enclosed West Facing Rear Garden
- Contemporary Bathroom
- Driveway
- Garage



## Property Description

Rarely Available Three Bedroom Detached Bungalow perfectly positioned within a highly sought- after location in Armadale. Property Comprises; Porch, Entrance Hall, Lounge, Dining Room, Kitchen, Family Bathroom, Three Bedrooms and Detached Garage.

## Main Particulars

Strathavon Properties are delighted to offer to the market this rarely available property. Ideally situated within a quiet private development in the town of Armadale. The town centre, and local primary and secondary schools are only a short walk away.

### Entrance Hall

A welcoming porch leads to the entrance hall giving access to all the main living areas. A large cupboard provides useful storage. The flooring is carpeted.

### Lounge

The well-proportioned lounge is flooded with natural light from the large patio doors looking over the front of the property. An archway leads through to the dining room. The flooring is laminate.

### Dining Room

Set just off the lounge this spacious dining area provides an ideal area for both formal and informal occasions. A window overlooks the side aspect and the flooring is laminate.

### Kitchen

This bright kitchen is laid out with a range a base and wall units with contrasting worktop. It further benefits from a breakfast bar, integrated oven, gas hob, and there is additional space for free standing appliances. A door leads out to the rear garden and the flooring is tiled.

### Bedroom 1

A spacious master bedroom with a window overlooking the rear of the property. Fitted mirrored wardrobes provide useful storage. The flooring is carpeted.

### Bedroom 2

The second bedroom is a double with a window that overlooks the side of the property. The flooring is carpeted.

### Bedroom 3

The third bedroom is also a double room but overlooking the front aspect. The flooring is carpeted.

Family Bathroom

Modern family bathroom fitted with a contemporary suite. The wash hand basin and w/c are set within a vanity unit and there is a bath with rainfall style shower. Beautifully finished throughout with stylish grey tiles.

Garage

The large detached garage to the rear of the property is perfect for storing your car, or as an additional outside storage space.

Externally

To the front of the property lies a well-maintained front garden bordered with shrubs. To the rear the large enclosed west facing garden is laid with a mixture of paving stone chips and a turfed area. A driveway to the side of the property has space for up to three cars and leads to the garage.

All blinds and some light fittings are included, as well as kitchen integrated appliances.

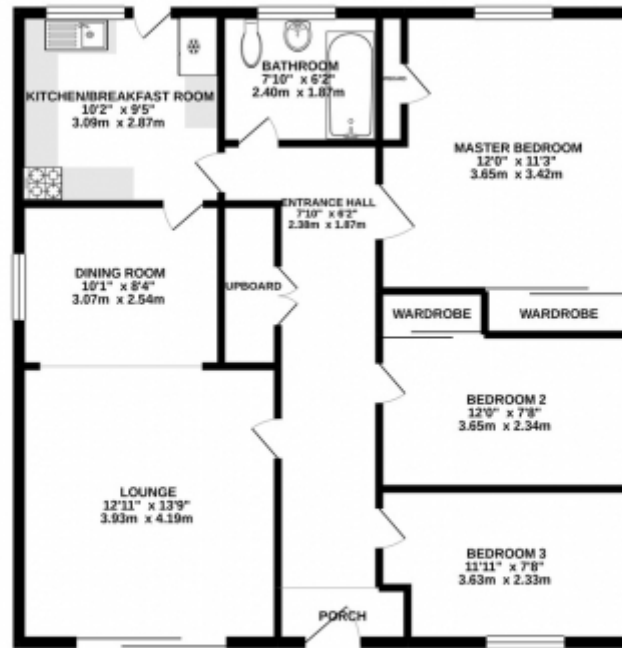
Lounge	4.2m x 3.9m
Dining Room	3.1m x 2.5m
Kitchen	3.1m x 2.9m
Master Bedroom	3.7m x 3.4m
Bedroom 2	3.7m x 2.3m
Bedroom 3	3.6m x 2.3m
Family Bathroom	2.4m x 1.9m

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



# GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan, measurements, dimensions, and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The accuracy, appropriateness and appropriateness of the information is not guaranteed. All figures are approximate and may vary. Make your own measurements.

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

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