



£115,000 Offers Over

Woodend Walk, Armadale

Terraced House | 3 Bedrooms | 1 Bathroom

01501 486123



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Step Inside

Key Features

- Spacious Accommodation
- Three Double Bedrooms
- Modern Kitchen
- Sought After Location
- Off Street Parking

Property Description

CLOSING DATE SET WEDNESDAY 9TH SEPTEMBER 12 NOON Strathavon Properties are delighted to offer to the market this spacious, and extremely well presented family home situated within the desirable Woodend Walk area of Armadale. Property Comprises; Lounge, Dining Room, Kitchen, Three Bedrooms and Family Bathroom.

Main Particulars

CLOSING DATE SET WEDNESDAY 9TH SEPTEMBER 12 NOON Strathavon Properties are delighted to offer to the market this spacious, and extremely well presented family home situated within the desirable Woodend Walk area of Armadale. This three bedroom mid-terraced home will appeal to a variety of buyers. Property Comprises; Lounge, Dining Room, Kitchen, Three Bedrooms and Family Bathroom.

Entrance Hall

On entering the property, a bright and spacious hallway leads to the kitchen and lounge. Stairs lead to the upper level, and a cupboard provides useful storage. The flooring is carpeted.

Lounge

Tastefully decorated lounge with a large window looking out over the front garden and bathing the room in natural light. The flooring is carpeted.

Dining Room

This well-proportioned room provides an ideal area for both formal and informal dining. A large window overlooks the rear garden and the flooring is carpeted.

Kitchen

Stylish kitchen laid out with a great range of base and wall units including larder cupboard. It further benefits from having all appliances integrated including washing machine, dish washer, fridge freezer, oven, hob and extractor fan. The flooring is tiled, and a door leads out to the rear garden.

Bedroom 1

A large bright room overlooking the front aspect. The flooring is carpeted.

Bedroom 2

Another spacious room with built in mirrored wardrobes and additional storage cupboard. The flooring is carpeted, and a window overlooks the rear.

Bedroom 3

The third bedroom is again a double with large storage cupboard. The flooring is carpeted, and a window overlooks the front aspect.

Bathroom

Fitted out with a modern white suite comprising; corner shower cubicle, basin and w/c.

Externally

To the front a well-maintained tiered garden is laid with shrubs. To the rear the low maintenance garden is well proportioned and has a hut for useful external storage. Ample off-street parking is also provided to the rear.

All blinds, and most light fittings are included as well as all integrated appliances in the kitchen.

Lounge	3.49m x 4.07m
Dining Room	2.40m x 3.68m
Kitchen	3.10m x 3.00m
Bedroom 1	4.02m x 3.50m
Bedroom 2	3.49m x 2.96m
Bedroom 3	3.05m x 2.47m
Bathroom	1.92m x 1.82m

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 St Anthony's primary. The catchment secondary school is at Armadale 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.





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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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