



£109,000 Offers Over

Academy Street, Armadale

Cottage | 2 Bedrooms | 1 Bathroom

01501 486123



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Step Inside

Key Features

- Two Double Bedrooms
- Large Lounge
- Office / Study
- Modern Fitted Kitchen

Property Description

Charming mid terrace cottage located a short walk from Armadale town centre. The accommodation is formed over two levels and comprises; office / study, large lounge, modern fitted kitchen, family bathroom and two double bedrooms.

Main Particulars

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Lounge

Well-proportioned living area with high ceilings that add to the spacious feel of the room. A window looks out over the front aspect and doors lead to both, the office / study and the hallway, giving access to the rest of the house. The flooring is carpeted.

Office / Study

Prefect space for those now working from home. A window looks out over the front of the property and the flooring is carpeted.

Kitchen

Galley style kitchen finished with a great range of white base and wall units with contrasting dark worktop. A window overlooks the rear and the flooring is laminate.

Family Bathroom

Modern family bathroom fitted white suite comprising; wash hand basin, w/c and bath with rainfall style shower overhead. Beautifully tiled throughout in contrasting white and black tiles.

Bedroom 1

The main bedroom is a good-sized double with built in mirrored wardrobes and additional storage area set just off the room. A window overlooks the rear of the property and the flooring is carpeted.

Bedroom 2

Bedroom 2 is also a double room, this time looking over the front aspect. The flooring is carpeted.

Externally

To the rear an enclosed low maintenance garden is perfect for sitting out on a summer's day. Additionally, there is a communal drying area laid with artificial turf. Two lockups provide useful external storage.

All blinds and light fittings are included, as well as the kitchen integrated appliances and free-standing white goods.

Lounge	4.60m x 4.24m
Office /Study	2.25m x 1.97m
Kitchen	3.66m x 1.82m
Bathroom	2.03m x 1.78m
Bedroom 1	3.05m x 2.68m
Bedroom 2	3.16m x 2.65m

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 Armadale 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.



KITCHEN
6'0" x 12'0"
1.82m x 3.66m

BATHROOM
5'10" x 6'8"
1.78m x 2.03m

HALL
UP

CUPBOARD

LOUNGE
15'1" x 13'11"
4.60m x 4.24m

OFFICE
7'5" x 6'6"
2.25m x 1.97m

Floor plan of the first floor. The layout includes:

- BEDROOM 1**: 10'0" x 8'10" (3.05m x 2.68m)
- BEDROOM 2**: 8'10" x 10'4" (2.68m x 3.16m)
- BATHROOM**: Located between the two bedrooms.
- LANDING**: A central area with a staircase and a door to the cupboard.
- CUPBOARD**: Located at the bottom right of the landing.

While every attempt has been made to ensure the accuracy of the description contained herein, 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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