



£158,000 Offers Over

Southdale Avenue, Armadale

End of Terrace | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- End Terrace Villa
- Dining Kitchen
- Three Bedrooms
- Excellent Commuter Links
- HD Video Tour Available

Property Description

Perfectly located in the modern Southdale development in Armadale, this three-bedroom end terrace villa is presented in walk in condition. The local train station, and the extremely popular Southdale Primary School are only a short walk away. HD VIDEO TOUR AVAILABLE.

Main Particulars

Perfectly located in the modern Southdale development in Armadale, this three-bedroom end terrace villa is presented in walk in condition. The local train station, and the extremely popular Southdale Primary School are only a short walk away.

A welcoming entrance hall gives access to the lounge and living level w/c. The lounge is tastefully decorated and flooded with natural light due to the properties southerly facing aspect. Off the lounge a spacious dining kitchen has been finished to a high standard with white gloss units and contrasting wood effect worktop. The kitchen further benefits from integrated appliances including fridge freezer, dishwasher, oven, and hob. There is space for good sized dining table, and french doors lead out to the rear garden. Two built in storage cupboards, one in the lounge and one in the kitchen provide excellent living level storage.

Carpeted stairs in the lounge lead to the upper level accommodation. Looking out over the picturesque views to the front, the main bedroom is a spacious double with built in mirrored wardrobes and a large storage cupboard. The other two bedrooms are both singles overlooking the rear garden. The modern family bathroom has been finished with a white suite comprising; bath with shower, wash hand basin and w/c. A cupboard on the landing again provides useful built in storage.

Externally to the front a small garden has been planted with mature shrubs and borders a larger communal turfed area with lovely views out over the countryside. To the rear an enclosed garden has been laid with a mixture of paving and turf, with a shed offering useful outside storage. Off street parking is provided to the rear through an allocated parking space, with additional visitor parking also available.

All blinds, light fittings and integrated appliances in the kitchen are included as well as the free-standing washer/dryer.

Entrance Hall	1.69m x 1.22m
Lounge	4.42m x 4.22m
Dining Kitchen	4.22m x 3.02m
Bedroom 1	3.75m x 3.35m
Bedroom 2	2.61m x 2.09m
Bedroom 3	2.61m x 2.09m
Family Bathroom	2.01m x 1.99m

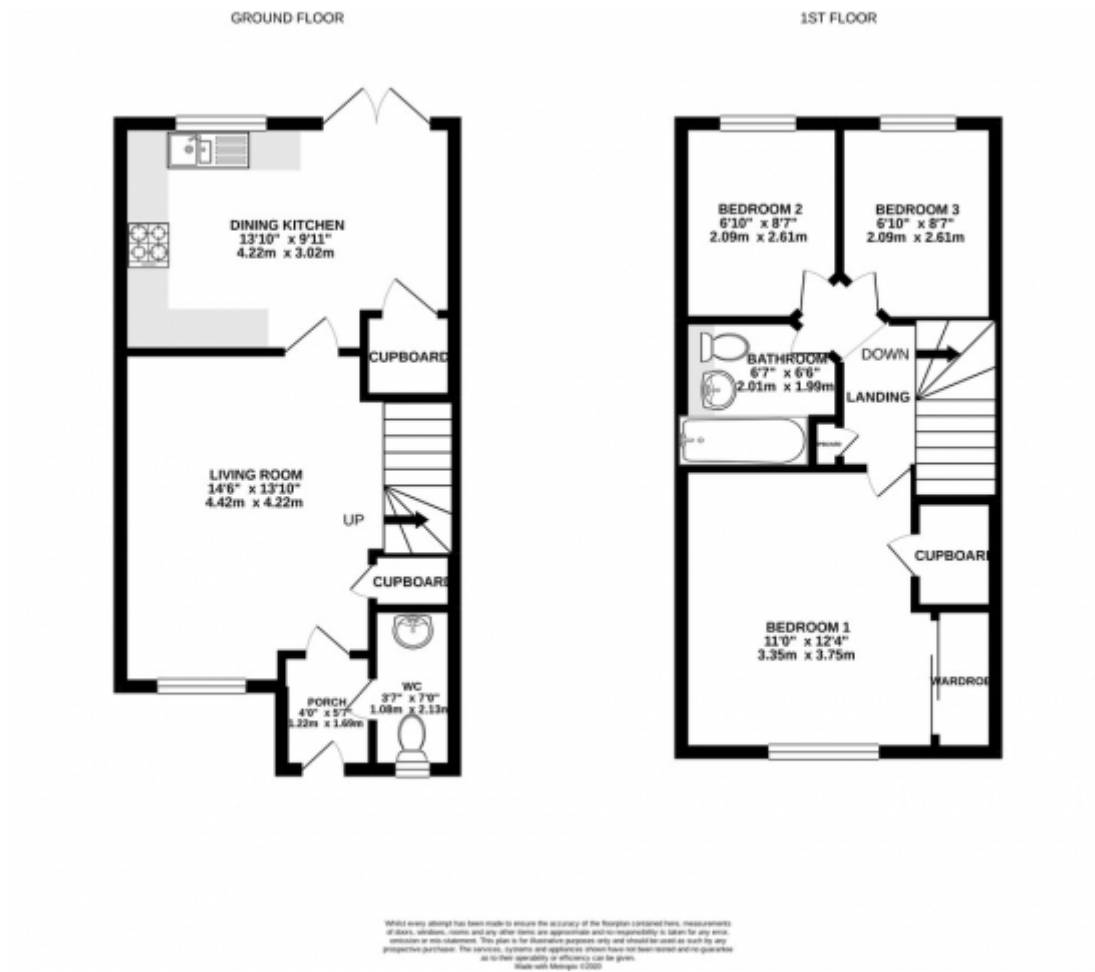
Location

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 Southdale primary and St Anthony's primary. 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.





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

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