



£79,000 Offers Over

Birkenshaw Way

Flat | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- First Floor Flat
- Spacious Accommodation
- Two Double Bedrooms
- Close to Local Amenities
- New Combi Boiler
Installed October 2020

Property Description

Ideally located a short walk from Armadale town centre, this well presented first floor flat would make a fantastic first home or buy to let investment. Property comprises; Entrance Hall, Lounge, Kitchen, Two Double Bedrooms and Family Bathroom

Main Particulars

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Entrance Hall

The entrance hall offers access to the lounge, bedrooms and family bathroom. The flooring is laminate, and three cupboards provide ample storage.

Lounge

This well-proportioned lounge is tastefully decorated. A large window gives stunning views out over the surrounding countryside and floods the room with natural light. The flooring is carpeted.

Kitchen

The bright modern kitchen boasts a selection of base and wall units with contrasting worktops. It further benefits from an integrated oven and hob, with additional space for free standing appliances. A window overlooks the side of the property. The flooring is vinyl.

Bedroom One

Bedroom one is a spacious double with two built-in storage cupboards. A window overlooks the side of the property, and the flooring is laminate.

Bedroom Two

The second bedroom is also a good-sized double with a built-in storage cupboard, and has a window overlooking the rear aspect. The flooring is carpeted.

Family Bathroom

The bathroom is finished with a white three-piece suite comprising; w/c, wash hand basin and bath with shower.

Externally

Externally to the front lies a turfed garden with paved patio area. A lockup provides useful outside storage.

ENTRANCE HALL 4.75m x 1.42m

LOUNGE	4.76m x 3.75m
KITCHEN	3.99m x 1.85m
BEDROOM 1	3.96m x 2.77m
BEDROOM 2	3.96m x 2.91m
BATHROOM	1.91m x 1.81m

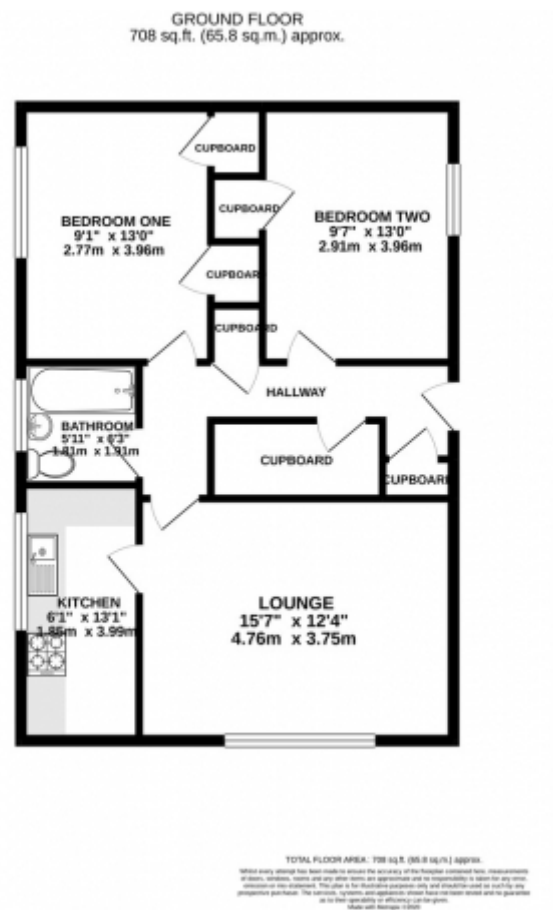
Location

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 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.





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

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