



£218,000 Offers Over

Morgan Way, Armadale, EH48

Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Walk In Condition
- Open Plan Living
- Sun Room
- Large South Facing Rear Garden
- Detached Garage
- Short Walk to Train Station



## Property Description

Stunning three bedroom detached family home situated on an enviable south facing plot, and presented in true walk-in condition. Property comprises: Entrance Hall, Open Plan Living Area, Sun Room, W/c, Three Bedrooms, Ensuite, Family Bathroom and Detached Garage.

## Main Particulars

Stunning three bedroom detached family home situated on an enviable south facing plot, and presented in true walk-in condition. Property comprises: Entrance Hall, Open Plan Living Area, Sun Room, W/c, Three Bedrooms, Ensuite, Family Bathroom and Detached Garage.

On entering the property the hallway gives access to the open plan living area and cloakroom. A cupboard provides useful storage, and carpeted stairs lead to the upper level. The incredible open plan living space offers a superb balance of practical and bright accommodation with beautiful attention to detail and finishes. The kitchen is finished in grey high gloss base and wall units with contrasting composite white worktops. Integrated appliances include, fridge freezer, induction hob, double oven with microwave, washing machine, dishwasher and tumble dryer. Stylish sliding doors lead through to the spacious sunroom which in turn opens out onto the patio area in the rear garden.

The upstairs accommodation continues to impress with three well-proportioned bedrooms, the largest of which benefits from built in wardrobes, and an ensuite which has been beautifully finished with mosaic tiling throughout, and slick suite with rainfall mixer shower. The main family bathroom is fitted with a modern white suite including, bath with mixer shower, wc and wash hand basin.

Externally to the front the garden is laid with turf and there is a generous tarmacked driveway. The detached garage sits to the side of the property. To the rear the extensive south facing garden is part turfed and part paved patio area, with smart wooden seating. A wooden summer house offers another great feature and would be the perfect spot to install a hot tub.

All blinds, plus integrated appliances in the kitchen are included.

Lounge / Diner	7.70m x 3.31m
Kitchen	3.22m x 2.61m
Sun Room	2.77m x 4.00m
Cloakroom	1.83m x 1.20m
Bedroom 1	3.31m x 3.20m
Ensuite	3.21m x 1.31m
Bedroom 2	3.00m x 2.29m

Bedroom 3            2.74m x 2.10m

Family Bathroom    2.10m x 1.82m

#### Location

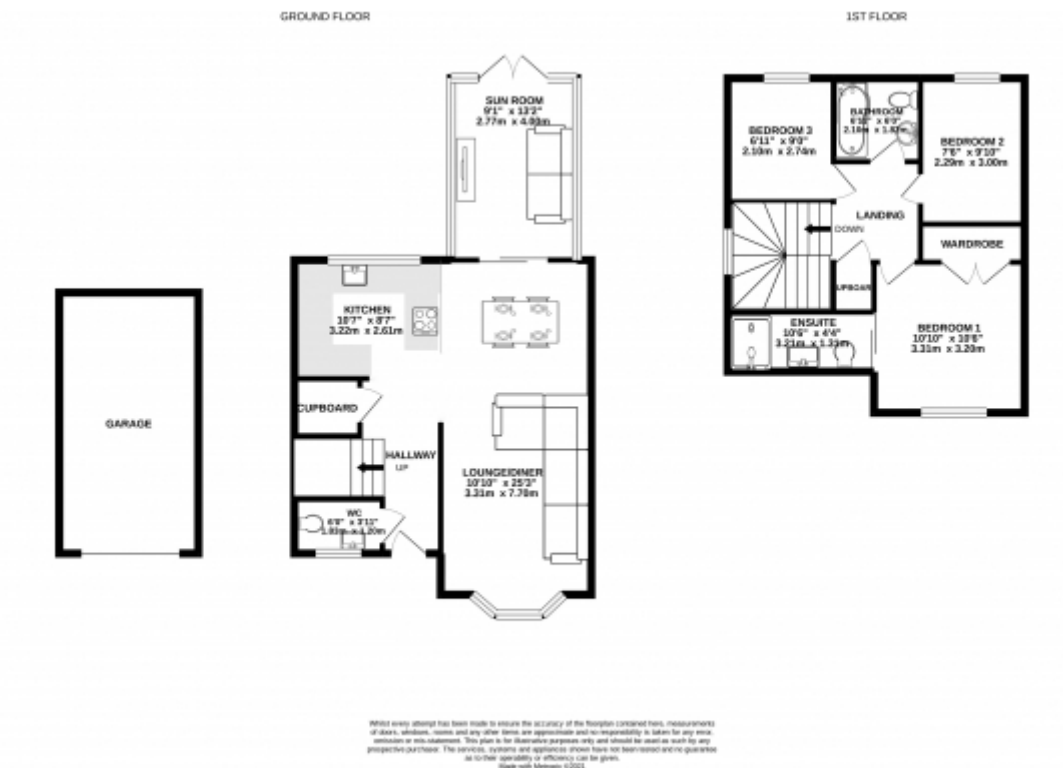
Armadale is a popular village, with a great sense of community. Ideally placed for the commute a short walk from the railway station which connects to both Edinburgh and Glasgow and offers easy access to the M8 and the M9 network. The local school is at Southdale primary and St Anthony's primary. The 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.

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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 © 2024 LARN - LARN1903008 Registered Office: ,

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