



£119,000 Offers Over

Woodend Walk, Armadale EH48 3QN

Terraced House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Spacious Accommodation
- Three Double Bedrooms
- Stylish Bathroom
- Great Location

## Property Description

Strathavon Properties are delighted to offer to the market this spacious, and 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.

## Main Particulars

### Entrance Hall

On entering the property, a bright and spacious hallway leads to the kitchen and lounge. Carpeted floating stairs lead to the upper level. The flooring is laminate.

### Lounge

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

### 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 laminate.

### Kitchen

The kitchen is laid out with a great range of base and wall units with contrasting worktop. It further benefits from having integrated oven, hob and extractor fan. The flooring is tiled, and a door leads out to the rear garden.

### Bedroom 1

A large bright room with built in mirrored wardrobes and window overlooking the front aspect. The flooring is carpeted.

### Bedroom 2

Another spacious room with useful built in storage. 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 laminate, and a window overlooks the front aspect.

### Bathroom

The fully tiled family bathroom has been finished to a high standard with a contemporary three piece suite, including a bath with centre mixer tap and shower, WC and wash hand basin set within a vanity unit.

### Externally

To the front a tiered garden is laid with slabs. The rear garden is also laid with slabs for easy maintenance. Ample off-street parking is provided.

All blinds are included as well as all integrated appliances in the kitchen.

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

**Viewings by appointment only.**

#### **Location**

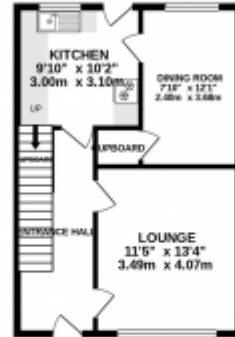
Armadale is a popular village, with a great sense of community. Ideally placed for the commute, it has easy access to the M8 and the M9 network. The railway station connects to both Edinburgh and Glasgow. The local school is at Eastertoun primary and St Anthony's primary. The catchment secondary school 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.**



GROUND FLOOR  
460 sq. ft. (42.8 sq.m.) approx.



1ST FLOOR  
463 sq. ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA - 923 sq. ft. (85.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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