



£119,000 Offers Over

Birkenshaw Way, Armadale

Terraced House | 3 Bedrooms | 1 Bathroom

01501 486123



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# Step Inside

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## Key Features

- Spacious Accommodation
- Dining Kitchen
- Three Double Bedrooms
- Stylish Family Bathroom
- Driveway
- Sought After Location

## Property Description

Strathavon Properties are delighted to offer to the market this spacious, and well-presented family home situated within the ever popular Birkenshaw Way in Armadale. This three bedroom mid-terraced home will appeal to a variety of buyers. Property Comprises; Lounge, Dining Kitchen, Three Bedrooms and Family Bathroom.

## Main Particulars

Strathavon Properties are delighted to offer to the market this spacious, and well-presented family home situated within the ever popular Birkenshaw Way in Armadale. This three bedroom mid-terraced home will appeal to a variety of buyers. Property Comprises; Lounge, Dining Kitchen, Three Bedrooms and Family Bathroom.

On entering the property the hallway gives access to the lounge and dining kitchen, with carpeted stairs leading to the upper level accommodation. The bright and spacious lounge is filled with natural light from the large window overlooking the front garden. Off the hallway to the rear the well proportioned dining kitchen has been finished with a range of base and wall units with contrasting worktop, integrated appliances include fridge freezer, oven and hob and there is spaced for a good sized dining table. A door leads out to the rear garden.

The upstairs accommodation includes three bedrooms, the first of which is a large double overlooking the front of the property with a large cupboard offering excellent storage. The second bedroom is again a double, this time overlooking the rear of the property and benefitting from fitted wardrobes. Bedroom three is also a double and looks out over the front. The stylish family bathroom is finished with grey wet wall shower panels, and a white suite comprising; bath with shower, wash hand basin and wc.

Externally to the front the garden is split between a paved area with seating, and low maintenance stone chips. To the rear a low maintenance mono blocked driveway offers off street parking.

All blinds, light fittings, and integrated appliances in the kitchen are included.

Lounge	4.87m x 3.43m
Dining Kitchen	5.43m x 2.92m
Bedroom 1	4.02m x 3.53m
Bedroom 2	3.52m x 2.94m
Bedroom 3	3.09m x 2.47m
Bathroom	1.94m x 1.81m
Location	

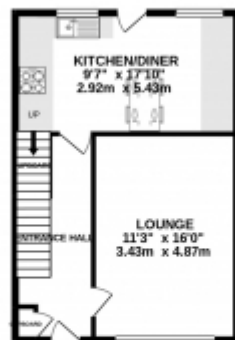
Armadale is a popular village, with a great sense of community. Ideally placed for the commute, it has easy access to the M8 and the M9 network. The railway station connects to both Edinburgh and Glasgow. The local school is at Eastertoun primary and St Anthony's primary. The catchment secondary school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

**IMPORTANT NOTE:**

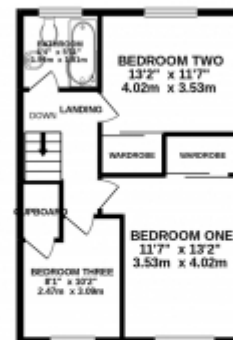
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GROUND FLOOR  
460 sq. ft. (42.8 sq.m.) approx.



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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