



£129,000

Marches Drive, Armadale

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Semi Detached Family Home
- Dining Kitchen
- Utility Room
- Living Level WC
- Three Bedrooms
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## Property Description

Situated a short walk from Armadale town centre, this well presented semi detached family home offers spacious accommodation set over two levels.

## Main Particulars

Situated a short walk from Armadale town centre, this well presented semi detached family home offers spacious accommodation set over two levels.

On entering the property a previously external hallway has been conveniently altered to provide a useful utility area, with doors leading into the main hallway, living level WC and rear garden.

Once inside, you are greeted with a spacious hallway giving access to the lounge and dining kitchen with carpeted stairs leading to the upper level. A large cupboard with sliding doors offers handy storage.

The well-proportioned lounge has been tastefully finished in neutral tones. Patio doors open out into the front garden and fill the room with natural light, and french doors lead from the lounge through to the large modern dining kitchen that has been finished with white country style kitchen base and wall units, and contrasting woodblock effect worktops. Integrated appliances include oven and hob. A breakfast bar offers additional seating to the already ample dining space.

The upper floor continues to impress with three bedrooms, two of which benefit from large built in wardrobes. A stylish bathroom has been finished to a high standard and fitted with a modern suite comprising; bath with overhead shower, wash hand basin and w/c.

Externally to the front there is a garden laid to turf, and to the rear the garden is split between a fantastic decked section perfect for sitting in the sun and separate turfed area.

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

LOUNGE -	3.54m x 4.17m
KITCHEN DINER -	6.05m x 2.45m
WC -	1.41m x 0.83m
BEDROOM 1 -	4.34m x 2.60m
BEDROOM 2 -	4.10m x 2.73m
BEDROOM 3 -	3.16m x 2.13m
FAMILY BATHROOM -	2.22m x 1.60m

## 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 Armadale 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.







**TOTAL FLOOR AREA - 914 sq. ft. (84.9 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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