



£178,000 Offers Over

East Main Street, Armadale

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Spacious Family Home
- Fantastic Dining Kitchen
- Three Double Bedrooms
- Office / Study
- Enclosed Rear Garden
- Town Centre Location

Property Description

Stunning three bedroom semi-detached family home ideally positioned a stones throw from Armadale town centre.

Main Particulars

Stunning three bedroom semi-detached family home a stones throw from Armadale town centre. Property comprises: Entrance Hall, Lounge, Dining Kitchen, Office/Study, Shower Room, Three Bedrooms and Family Bathroom.

On entering the property a spacious entrance hall gives access to the lounge, dining kitchen and shower room. The extremely generous lounge has been tastefully decorated and has a large window looking out over the front of the property. Off the hallway to the rear the fantastic dining kitchen is finished in black high gloss base and wall units with black granite effect worktops. There is ample space for a large dining table and patio doors open out to the rear garden. Integrated appliances include: fridge, freezer hob and oven. A door from the kitchen leads to the study /office space that also benefits from a large storage cupboard. Off the hallway to the front a stylish shower room has been fitted with a modern white suite and tiled cubicle with rainfall thermostatic shower.

The upstairs accommodation continues to impress with three double bedrooms, two of which benefit from built in wardrobes. The main family bathroom is fitted with a contemporary white suite including, bath, separate shower, wc and wash hand basin.

Externally to the front the garden is laid with stone chips. To the rear the enclosed garden is laid with paving slabs for easy maintenance. Allocated parking is provided to the side of the home.

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

Lounge - 6.64m x 3.26m

Dining Kitchen - 7.71m x 2.94m

Office Study - 2.96m x 1.90m

Shower Room - 2.52m x 1.70m

Bedroom 1 - 3.73m x 3.03m

Bedroom 2 - 4.87m x 3.03m

Bedroom 3 - 3.61m x 2.94m

Family Bathroom - 2.94m x 2.16m

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 Armadale primary, St Anthony's primary and Windyknowe 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.



The floor plan of the second floor includes the following areas:

- DINING KITCHEN:** 25'4" x 9'2" (7.73m x 2.84m)
- LOUNGE:** 21'9" x 16'9" (6.66m x 5.12m)
- OFFICE | STUDY:** 8'2" x 9'9" (2.50m x 2.96m)
- ENTRANCE HALL**
- STAIRS**
- STORAGE ROOM:** 4'2" x 4'2" (1.27m x 1.27m)

BEDROOM 3
11'0" x 9'8"
3.41m x 2.94m

BATHROOM
7'1" x 8'1"
2.16m x 2.44m

CUPBOARD

LANDING

BEDROOM 1
12'7" x 11'1"
3.78m x 3.33m

BEDROOM 2
10'7" x 11'1"
3.23m x 3.33m

DOWN

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



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