



£74,000 Offers Over

Birkenshaw Way, Armadale

Flat | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- First Floor Flat
- Two Double Bedrooms
- Great Location
- Ideal First Home or Investment Property
- Home Report Available in Description

Property Description

Ideally located a short walk from Armadale town centre, this first floor flat would make a fantastic first home or buy to let investment. Property comprises; Entrance Hall, Lounge, Kitchen, Two Double Bedrooms and Family Bathroom

Main Particulars

Ideally located a short walk from Armadale town centre, this first floor flat would make a fantastic first home or buy to let investment. Property comprises; Entrance Hall, Lounge, Kitchen, Two Double Bedrooms and Family Bathroom. Some work to modernise the property is required and this is reflected in the price.

On entering the property the hallway gives access to the lounge, bedrooms, bathroom and three cupboards offering excellent storage.

The lounge is well proportioned and filled with natural light from a large window looking out over the front aspect. A galley style kitchen off the lounge is bright and spacious with a window looking out over the side of the property.

Both bedrooms are good sized doubles, both with built in storage.

The shower room is finished with a white suite comprising; wash hand basin, wc and shower cubicle with electric shower.

Externally the property has a small garden to the front laid to turf.

[Home Report 78BW.pdf](#)

ENTRANCE HALL 4.75m x 1.42m

LOUNGE 4.76m x 3.75m

KITCHEN 3.99m x 1.85m

BEDROOM 1 3.96m x 2.77m

BEDROOM 2 3.96m x 2.91m

BATHROOM 1.91m 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 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.



BEDROOM TWO
9'7" x 13'0"
2.91m x 3.96m

BEDROOM ONE
9'1" x 13'0"
2.77m x 3.96m

HALLWAY

BATHROOM
5'11" x 6'3"
1.81m x 1.91m

LOUNGE
15'7" x 12'4"
4.76m x 3.75m

KITCHEN
6'1" x 13'1"
1.85m x 3.99m

UPBOARD

CUPBOARD

UPBOARD

UPBOARD

UPBOARD

CUPBOARD

CUPBOARD

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