



£184,000 Offers Over

Birkdale Park, Armadale, EH48

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01501 486123



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Step Inside

Key Features

- Semi Detached Family Home
- Sought After Location
- Spacious Lounge
- Dining Kitchen
- Sun Room
- Large Driveway
- Home Report available in Description

Property Description

Situated in the very popular Birkdale Park estate in Armadale, this Extended Three Bedroom Semi Detached property is presented to the market in immaculate condition. The property boasts high quality finishing's throughout, and offers generous accommodation over two levels.

Main Particulars

On entering the property the hallway gives access to the lounge and living level w/c with carpeted stairs leading to the upper level. The lounge has been tastefully decorated in neutral tones, and is bathed in natural light from a large window overlooking the front of the property. A door leads through to the stylish dining kitchen that has been finished to a high standard. Integrated appliances include: fridge, freezer, dishwasher, double oven and hob. There is space a dining table, and french doors offer access to a decked area in the rear garden. Additionally a large cupboard provides useful internal storage. The fantastic sunroom is also accessed via the kitchen, and its wrap around windows offer the perfect area to sit and enjoy the sun, French doors open into the garden area to the side.

The upstairs accommodation continues to impress and includes three bedrooms. Bedroom one is a good sized double looking out over the front aspect. Bedroom two is again a double this time overlooking the rear, and benefitting from built in mirrored wardrobes. Bedroom three is a single and looks out over the front of the property. The modern family bathroom has been finished with a white suite comprising; bath with shower overhead, wash hand basin and wc. The property benefits from gas central heating and double glazing throughout.

Externally the property sits with two other properties on its own private road. The front garden is laid with a mixture of turf and a paved driveway, with space for two cars. Timber gates open into the garden area to the side of the property and offers additional parking and access to the sunroom. A large shed also lies to the side and is supplied with power. The the rear a well proportioned garden is laid with turf and has a separate raised decking area.

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

Lounge: 5.28m x 3.43m

Dining Kitchen: 4.43m x 2.47m

Living Level WC: 0.80m x 1.72m

Bedroom 1: 3.95m x 2.48m

Bedroom 2: 3.14m x 2.40m

Bedroom 3: 2.66m x 1.87m

Family Bathroom: 1.96m x 1.78m

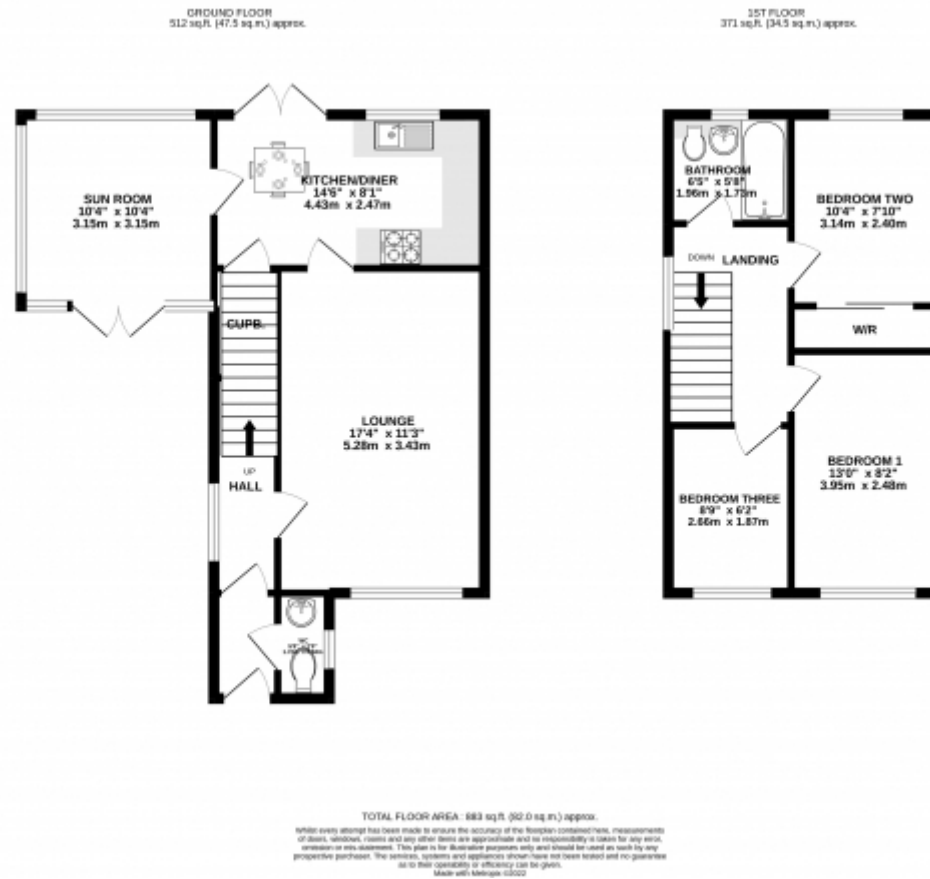
Location

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 Windyknowe or Armadale 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





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

Telephone: 01501 486123



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