



£168,000 Offers Over

Blrkdale Park, Armadale, EH48 2NE

Semi-Detached House | 2 Bedrooms | 2 Bathrooms

01501 486123



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Step Inside

Key Features

- Walk In Condition
- Sought After Development
- Spacious Lounge
- Stylish Dining Kitchen
- Conservatory
- Two Bedrooms
- Living Level WC
- Contemporary Family Bathroom

Property Description

Beautifully presented throughout, this two bedroom semi-detached family home is set within the much sought after Birkdale Park development in Armadale. Property Comprises: Vestibule, Living Level WC, Lounge, Dining Kitchen, Conservatory, Two Bedrooms and Family Bathroom.

Main Particulars

A welcoming vestibule gives access to the lounge and living level w/c. The spacious lounge has been tastefully decorated and further benefits from a bespoke media unit with fireplace. Carpeted stairs in the lounge lead to the first floor and a cupboard under the stairs offers useful storage. The stylish dining kitchen has been finished to a high standard with white high gloss base and wall units and contrasting wood block effect worktop. Integrated appliances include the oven and gas hob, and there is space for dining table. To the rear of the property a well proportioned conservatory provides a second reception room and is currently utilised as a more formal dining area.

Once upstairs the accommodation continues to impress and includes two double bedrooms, both with fitted mirrored wardrobes. The stunning family bathroom is beautifully tiled throughout and finished with a contemporary white suite including bath with overhead thermostatic rainfall shower, wash hand basin set within a vanity unit, and floating wc. The property benefits from gas central heating and double glazing throughout.

Externally to the front a recently installed monobloc driveway provides off street parking for two cars. To the rear, the enclosed garden is a mixture of decking and artificial turf.

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

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|------------------|---------------|
| Vestibule: | 1.63m x 0.98m |
| Living Level WC: | 1.43m x 0.83m |
| Lounge: | 5.46m x 3.83m |
| Dining Kitchen: | 3.81m x 2.43m |
| Bedroom 1: | 3.37m x 3.15m |
| Bedroom 2: | 3.12m x 2.46m |
| Family Bathroom: | 2.20m x 1.48m |

Location

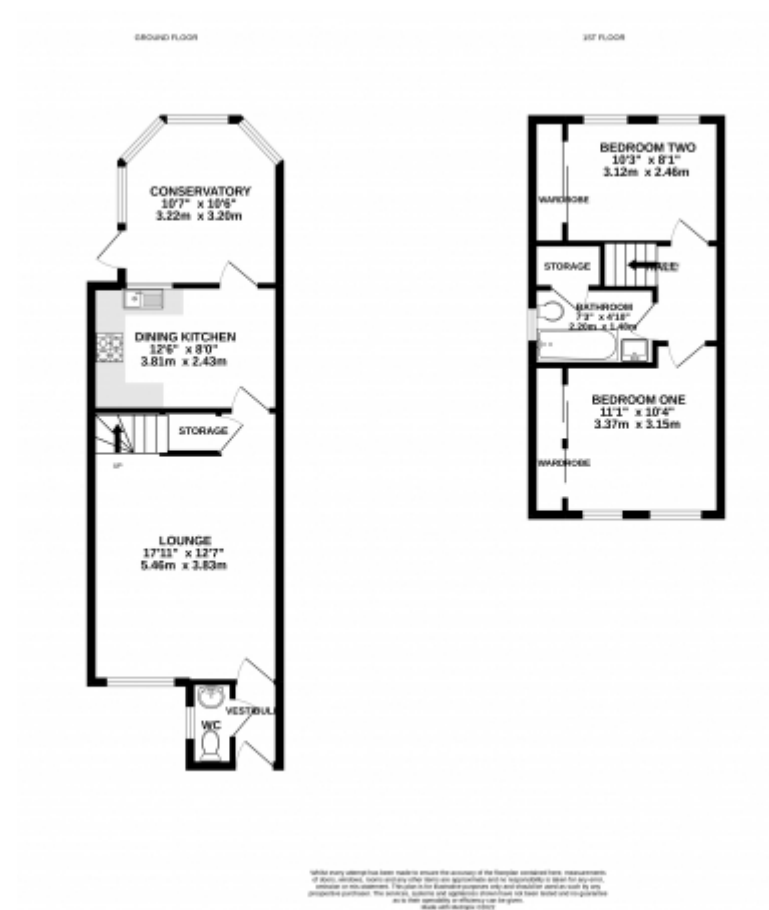
Armadale is a popular village, with a great sense of community. Ideally placed for the commute, it has easy access to the M8 and the M9 network. The railway station connects to both Edinburgh and Glasgow. The local school is Windyknowe or Armadale primary, and St Anthony's primary. The catchment secondary 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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