



£153,000 Offers Over

Burnside Avenue, Armadale, EH48

Bungalow | 2 Bedrooms | 1 Bathroom

01501 486123



www.strathavonproperties.co.uk



Step Inside

Key Features

- Semi-Detached Bungalow
- Sought After Location
- Two Double Bedrooms
- Dining Kitchen
- Conservatory
- Detached Garage
- Driveway
- South Facing Rear Garden

Property Description

CLOSING DATE SET FOR FRIDAY 6th MAY at 12 NOONSeldom available two bedroom semi-detached bungalow set within a peaceful cul-de-sac in the very desirable Burnside Avenue in Armadale. Property will appeal to first time buyers or perhaps buyers looking at downsizing.

Main Particulars

CLOSING DATE SET FOR FRIDAY 6th MAY at 12 NOONSeldom available two bedroom semi-detached bungalow set within a peaceful cul-de-sac in the very desirable Burnside Avenue in Armadale. Property will appeal to first time buyers or perhaps buyers looking at downsizing.

A spacious and welcoming hallway offers access to the lounge, dining kitchen, two bedrooms, shower room and storage cupboard.

The generous lounge has a large window overlooking the front and fills the room with natural light. Off the hallway to the rear a well-proportioned dining kitchen is fitted with a range of base and wall units with wood effect worktops. There is space for a dining table and a large cupboard offers excellent storage. A door leads through from the kitchen to a bright and spacious conservatory offering an additional sitting area to enjoy the sun due to its southerly aspect.

Both bedrooms are doubles, one overlooking the rear and the other the front of the property.

A shower room is currently set up as a walk in wet room and finished with a white suite including wash hand basin, wc and electric shower.

Externally to the front a well manicured garden is laid to turf and bordered with shrubs. A multiple car driveway lies to the side, and an archway leads through to an enclosed south facing rear garden that has been laid with paving and houses a handy shed for external storage.

The property further benefits from a large detached garage that could be utilised for a variety of uses.

All blinds and light fittings included.

[Home Report](#)

Lounge: 4.56m x 3.21m

Dining Kitchen: 4.42m x 3.21m

Conservatory: 3.06m x 2.82m

Bedroom 1: 3.11m x 2.90m

Bedroom 2: 2.90m x 2.59m

Wet Room: 2.28m x 1.68m

Garage: 5.50m x 3.00m

Location

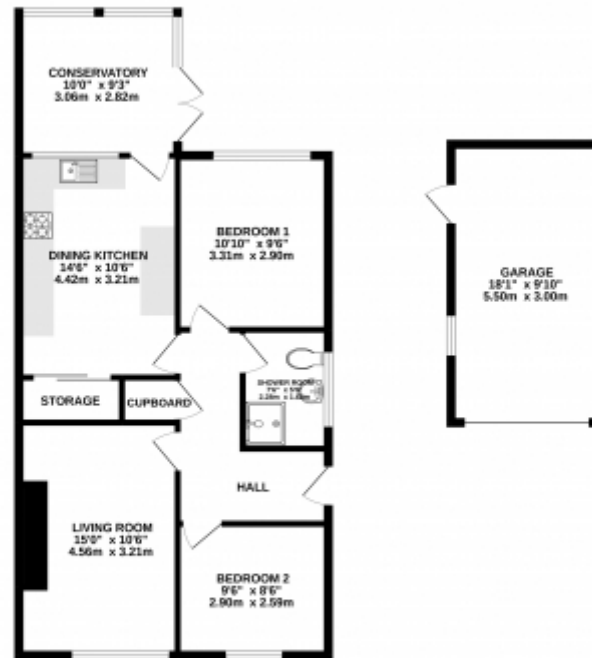
Armadale is a popular village, with a great sense of community. Ideally placed for the commute, it has easy access to the M8 and the M9 network. The railway station connects to both Edinburgh and Glasgow. The local primary schools are Eastertoun primary, Armadale Primary and St Anthony's Primary. The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



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. It is advised that all interested parties who are considering using or using its own prospective purchase. The position, systems and appliances shown here have been noted and incorporated into the floorplan as shown in this diagram.
Made with design office

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

Telephone: 01501 486123



www.strathavonproperties.co.uk