



£128,000 Offers Over

Woodend Walk, Armadale, EH48

Terraced House | 3 Bedrooms | 1 Bathroom

01501 486123



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Step Inside

Key Features

- Well Presented Family Home
- Desirable Location
- Dining Kitchen
- Off Street Parking Provided
- Close To Local Schools and Amenities

Property Description

Well-presented family home situated within the ever popular Woodend Walk in Armadale. Ideally positioned close to local schools and amenities, this mid-terraced property will appeal to a variety of buyers.

Main Particulars

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On entering the property the hallway gives access to the lounge and dining kitchen, with carpeted stairs leading to the upper level accommodation. The lounge has been tastefully finished in neutral tones and is filled with natural light from floor to ceiling patio doors that open out into the front garden. Off the hallway to the rear the well proportioned dining kitchen has been finished with a great range of base and wall units with contrasting worktop, integrated appliances include oven and hob and there is spaced for a good sized dining table. A door leads out to the rear garden.

The upstairs accommodation includes two double bedrooms and and a smaller single room / box room. Bedroom one is a double with built in storage and a window overlooking the rear. Bedroom two is again a double that has at some stage been enlarged by moving the adjoining wall of bedroom three resulting in this room now being more of a box room, but this could quite easily be moved back to return the room to a small single bedroom. The family bathroom is tiled throughout, and fitted with a white suite comprising; bath with shower, wash hand basin and wc.

Externally to the front the south facing garden a mixture of stone chips, paving and turf. To the rear the enclosed garden has a decked patio area with additional area laid with artificial turf.

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

[Home Report](#)

Lounge	3.58m x 3.50m
Dining Kitchen	5.42m x 2.99m
Bedroom 1	3.48m x 2.95m
Bedroom 2	3.47m x 2.99m
Bedroom 3/Box Room	2.02m x 1.94m
Bathroom	1.94m 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 schools are Eastertoun 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.





Image not found

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

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