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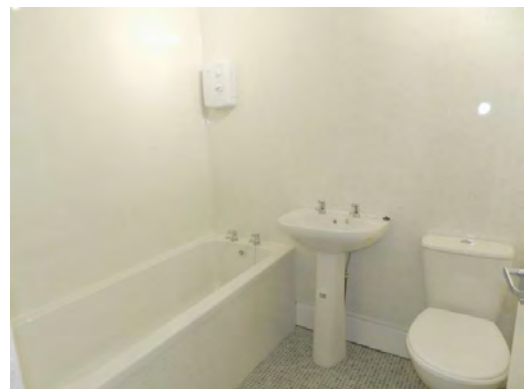
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## 20a East Main Street, Armadale

### Offers Over £79,995

- Deceptively Spacious Cottage
- 2 Bedrooms
- Recently Refurbished
- New Kitchen
- New Bathroom
- Gas Central Heating
- Double Glazing
- Central Location



# 20a East Main Street, Armadale

## Description

20a East Main Street is a delightful detached cottage situated in close proximity to Armadales' town centre and other local amenities. This property has just been refurbished to a good standard, and has a new kitchen, bathroom, flooring and fresh decor. It further benefits from gas central heating, and double glazing. This lovely cottage will suit a variety of buyers including the less mobile, retirees and the first time buyer. Due to the location and condition of the property early viewing is highly recommended.

## Accommodation

The accommodation is arranged over one level and comprises: reception vestibule that gives access to the spacious and naturally bright lounge. The modern and stylish fitted kitchen has a range of base and wall units, complementary work tops, ceramic hob and electric oven. The inner hallway is off the lounge and has two good size cupboards, one houses the gas boiler. There are two good size bedrooms to the rear of the property. The family bathroom has a new three piece suite with a shower above the bath. Parking is on street

## Local area

Armadale has a good variety of shops within the town with more extensive shopping facilities available in nearby Bathgate and Livingston. A regular bus service runs to and from Edinburgh city centre and the surrounding areas with the property ideally placed for the M8 motorway, which provides for easy access to Glasgow. Armadale also has the added benefit of the newly opened rail link connecting Edinburgh and Glasgow. There are Primary and Secondary schools in Armadale with recreational needs more than adequately catered for of a local swimming pool with the surrounding countryside allowing for leisurely walks.

## Lounge

4.66m x 3.50m (15'3" x 11'6")

## Kitchen

3.20m x 1.70m (10'6" x 5'7")

## Bathroom

1.74m x 2.00m (5'9" x 6'7")

## Bedroom

4.50m x 2.90m (14'9" x 9'6")

## Bedroom

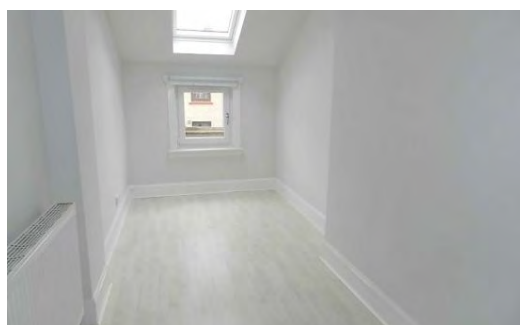
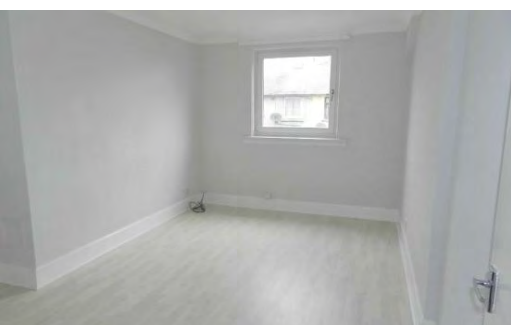
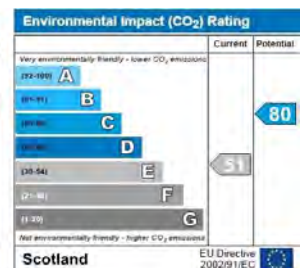
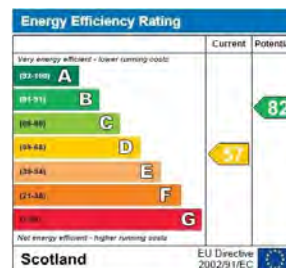
4.50m x 1.96m (14'9" x 6'5")

## Contact Us

To arrange a viewing or for further details please call 01506 826232 or email [property@sneddons.com](mailto:property@sneddons.com). Home report can be downloaded at [www.sneddons.com](http://www.sneddons.com)



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