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## 48 Honeyman Court, Armadale

Offers Over £75,000

- First Floor Flat
- 2 Bedrooms
- Popular Location
- Gas Central Heating
- Double Glazing
- Fresh Decor
- Lock Up Garage
- Great First Time Buy



# 48 Honeyman Court, Armadale

## Description

48 Honeyman Court, Armadale is a first floor flat, situated in a popular residential area, within the town of Armadale. This property would make a lovely first home but would also suit the buy to let investor. Property benefits from gas central heating, double glazing and fresh neutral decor.

## Accommodation

The property is entered from the front into a reception hallway that has a built in cupboard. A staircase leads to the accommodation. The accommodation comprises; naturally bright and spacious lounge. The fitted kitchen is just off the lounge and has wall and base storage units, contrasting work surfaces. White goods included in the sale is the electric cooker, washing machine and fridge. There are two bedroom both with built in wardrobes. The family bathroom has a white three piece suite with a shower above the bath.

## Outside

There is a garden that is laid to lawn to the front. A lock up garage to the rear. A car park provides ample on street parking

## 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 by way of local swimming pool with the surrounding countryside allowing for leisurely walks.

## Lounge

4.72m x 3.75m (15'6" x 12'4")

## Kitchen

2.13m x 3.00m (7'0" x 9'10")

## Bedroom

3.12m x 3.00m (10'3" x 9'10")

## Bedroom

3.08m x 2.30m (10'1" x 7'7")

## Bathroom

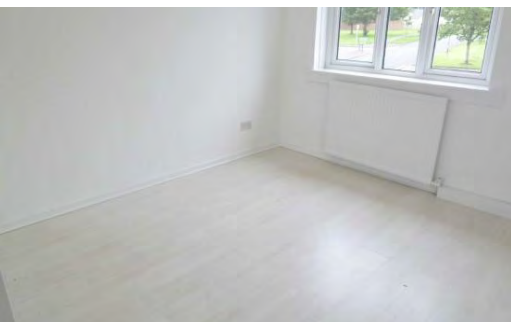
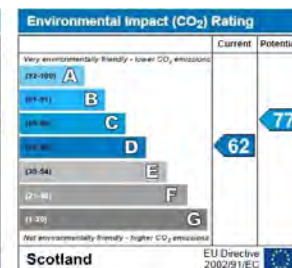
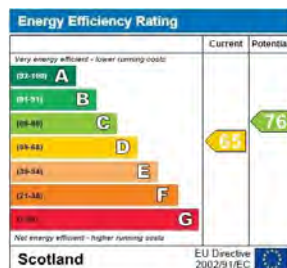
2.10m x 1.66m (6'11" x 5'5")

## Contact Us

To arrange a viewing or for further details please call 01506 826232 or email [property@sneddons.com](mailto:property@sneddons.com).



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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