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## 113b South Street, Armadale

Offers Over £105,000

- Spacious Terraced Villa
- 2 Double Bedrooms
- Generous Size Lounge
- Dining Room
- Fitted Kitchen
- Garage
- Central Location
- Walk In Condition



# 113b South Street, Armadale

## Description

Well presented and deceptively spacious mid terrace villa situated close to Armadale's town centre. This lovely property is in walk in condition and will make a great first time buy. Viewing is essential to fully appreciate the internal space available.

The property further benefits from gas central heating, double glazing, good storage, fresh neutral decor and off street parking.

## Accommodation

The generous proportioned accommodation is arranged over two levels. The lower level comprises: reception hallway, a naturally bright lounge that has a walk in storage cupboard. The lounge has double doors given access to the good size dining room that then gives access to the kitchen. The fitted kitchen has ample base and wall units, complimentary work surfaces, four ring gas hob and electric oven. The white goods are included in the sale.

The upper level houses two double bedrooms both with built in wardrobes. The bathroom has three piece suite with shower above the bath.

## Outside

The garden to the rear is primary laid to lawn. The communal driveway gives access to the garage. There is a small low maintenance garden to the front.

## 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 golf courses and local swimming pool with the surrounding countryside allowing for leisurely walks.

## Lounge

4.63m x 4.34m (15'2" x 14'3")

## Dining Room

4.4m x 2.95m (14'5" x 9'8")

## Kitchen

4.33m x 2.36m (14'2" x 7'9")

## Bedroom

3.31m x 4.34m (10'10" x 14'3")

## Bedroom

3.56m x 3.27m (11'8" x 10'9")

## Bathroom

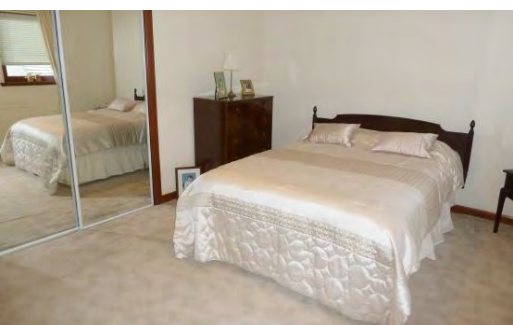
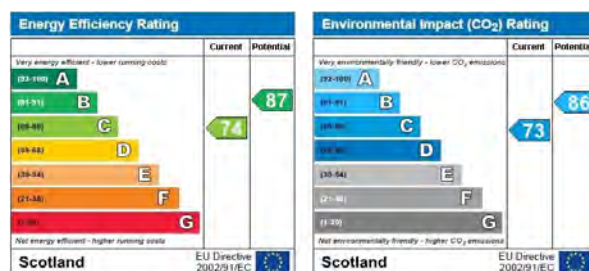
2.11m x 2.03m (6'11" x 6'8")

## Contact Us

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



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