

1/3 South Street, Bo'ness, West Lothian,

EH51 0EA

T: 01506 826232

E: [property@sneddons.com](mailto:property@sneddons.com)

W: [www.sneddons.com](http://www.sneddons.com)



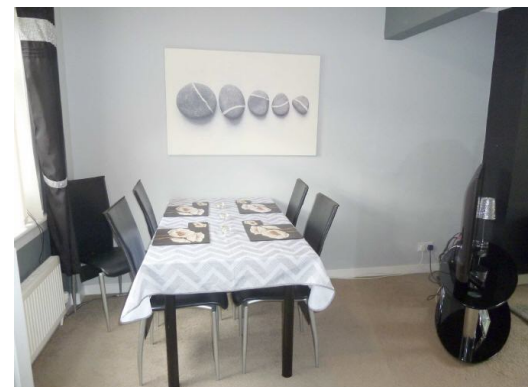
**sneddons**  
solicitors & estate agents **S.S.C.**



## 16 Ewart Avenue, Armadale

Offers Over £110,000

- Linked Semi Detached
- 3 Bedrooms
- Modern Fitted Kitchen
- Open Plan Living
- Walk in Condition
- Off Street Parking



# 16 Ewart Avenue, Armadale

## Description

16 Ewart Avenue Armadale is a well presented linked semi detached villa and is ideally placed for Armadale's town centre and other local amenities. This property will suit the first and second time buyer as well as someone looking to downsize. The property benefits from gas central heating, double glazing, fresh decor, off street parking and good storage. We expect this property to be popular so early viewing is advised.

## Accommodation

The property is accessed via a side door that then gives access to the reception hallway. The accommodation on the ground floor is open plan and includes a modern and stylish kitchen diner that has a range of storage units, complementary work tops. Ceramic hob and electric oven. The spacious lounge which naturally bright and airy looks over the front garden. The upper level houses three good size bedrooms and the family bathroom which has a shower above the bath.

## Outside

The garden to the rear is accessed from the close and has an area laid to lawn and a timber decking area. The garden to the front is primarily laid to red chips. A driveway gives off 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 golf courses and local swimming pool with the surrounding countryside allowing for leisurely walks.

## Lounge

4.18m x 3.53m (13'9" x 11'7")

## Kitchen Diner

6.06m x 2.46m (19'11" x 8'1")

## Bedroom 1

4.35m x 2.66m (14'3" x 8'9")

## Bedroom 2

4.12m x 2.76m (13'6" x 9'1")

## Bedroom 3

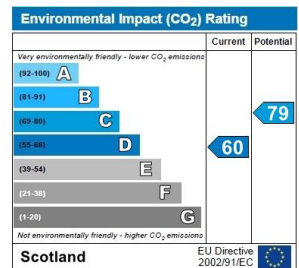
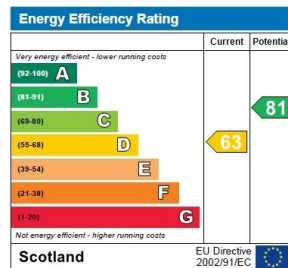
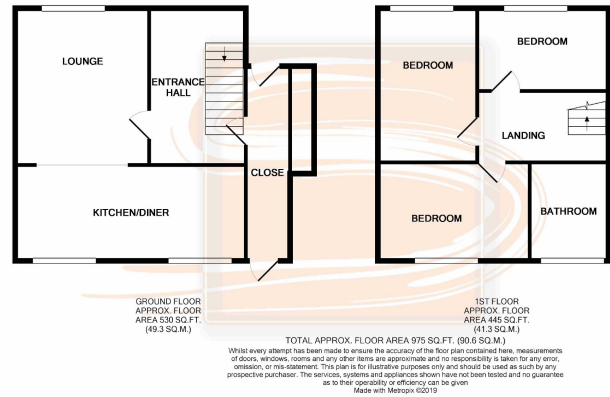
2.16m x 3.16m (7'1" x 10'4")

## Bathroom

1.62m x 2.27m (5'4" x 7'5")

## Contact Us

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



Sneddons for themselves and their clients the owners, give notice that while these particulars are believed to be correct their accuracy is not warranted. All measurements are approximate only. Interested parties are advised to satisfy themselves as to all details and sizes of the property prior to submitting any offer. These particulars are for information only and are not intended to, nor shall they, form part of any contract relative to the property.

If you have a property to sell then why not take advantage of our FREE VALUATION service - contact us for a no obligation appraisal of your property.



**sneddons**  
solicitors & estate agents **S.S.C.**