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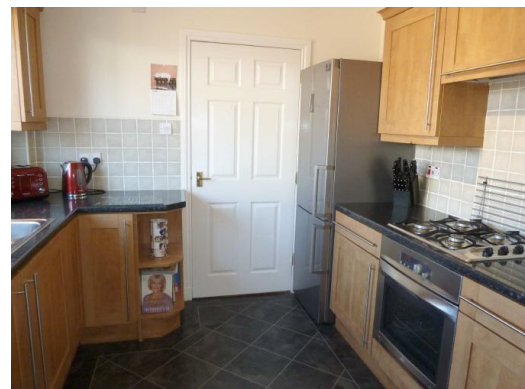
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23 Morgan Way, Armadale

Offers Over £179,995

- Spacious Detached Villa
- 3 Bedrooms
- Master En Suite
- Open Plan Lounge/Diner
- Modern Fitted Kitchen
- Corner Plot
- Easy Access to Train Station
- Early Viewing Advised



23 Morgan Way, Armadale

Description

23 Morgan Way, Armadale is an attractive three bedroom detached property situated on a corner plot within a popular residential development. This property is ideally placed for Armadale train station, with a lane close to the property giving access to the station and nearby Southdale primary school. The property is presented to the market in walk in condition and benefits from fresh neutral decor, gas central heating, double glazing, good storage and off street parking. We expect this property to be very popular with buyers so early viewing is advised.

Accommodation

The accommodation is arranged over two levels with the lower level comprising reception hallway, the naturally light lounge lounge has a built in storage cupboard and is open plan to the dining area. The dining area has french doors giving access to the rear garden and kitchen. The modern fitted kitchen has ample storage units, complementary work tops, four ring gas hob and electric oven. Just off the kitchen is the utility room which has additional storage units and work tops. The WC is accessed from the utility room.

The upper level houses the master bedroom which has built in wardrobes and an en suite shower. There are a further two bedrooms both with built in wardrobes. The bathroom has a shower above the bath.

Outside

Externally to the rear is an enclosed garden with an area laid to lawn and an area laid to red chips. A mono block driveway gives ample off street parking and access to the garage. There is an area laid to lawn to the front and side.

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 a local swimming pool with the surrounding countryside allowing for leisurely walks.

Lounge

3.84m x 3.26m (12'7" x 10'8")

Dining Area

2.80m x 2.36m (9'2" x 7'9")

Kitchen

2.78m x 3.26m (9'1" x 10'8")

Utility Room

1.66m x 1.60m (5'5" x 5'3")

WC

1.05m x 1.65m (3'5" x 5'5")

Master Bedroom

3.27m x 3.66m (10'9" x 12'0")

En Suite

1.20m x 2.15m (3'11" x 7'1")

Bedroom 1

3.27m x 2.54m (10'9" x 8'4")

Bedroom 2

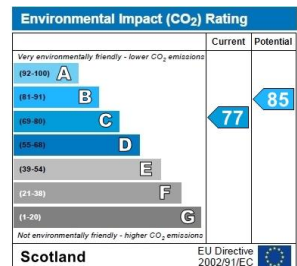
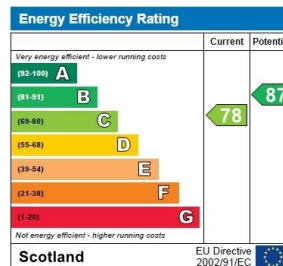
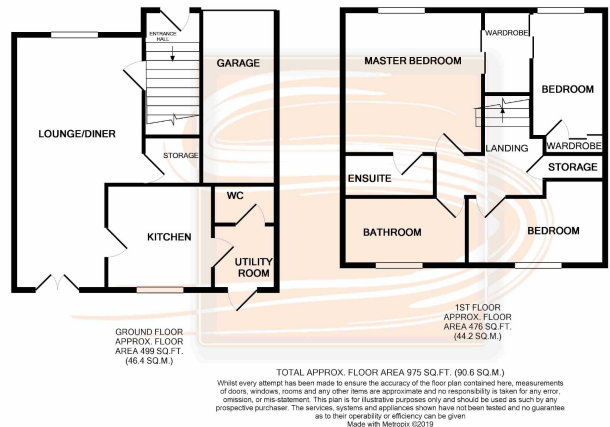
2.01m x 3.60m (6'7" x 11'10")

Bathroom

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

Contact Us

To arrange a viewing or for further details please call 01506 826232 or email property@sneddons.com.



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