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## 11 St Pauls Drive, Armadale

**Offers Over £65,000**

- Semi Detached Bungalow
- 1 Bedroom
- Lounge
- Kitchen
- Low Maintenance Gardens
- Gas Central Heating
- Double Glazing
- Early Viewing Advised





# 11 St Pauls Drive, Armadale

## Description

11 St Pauls Drive, Armadale is an end terraced bungalow which will suit a variety of buyers including the retiree, the less mobile and the first time buyer. The property comprises lounge, double bedroom, wet room and fitted kitchen it also benefits from gas central heating and double glazing. Early viewing is highly recommended as we expect it to be very popular.

## Outside

There are enclosed low maintenance gardens to the front, rear and side. 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 by way of golf courses and local swimming pool with the surrounding countryside allowing for leisurely walks.

## Lounge

3.63m x 4.14m (11'11" x 13'7")

## Kitchen

3.10m x 2.30m (10'2" x 7'7")

## Bedroom

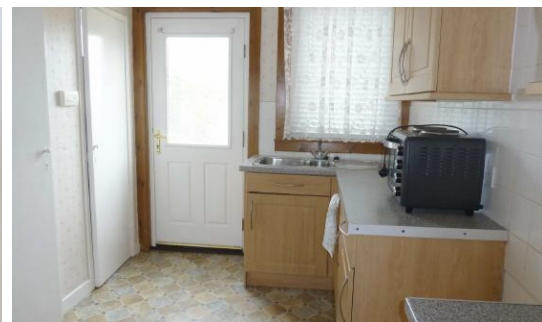
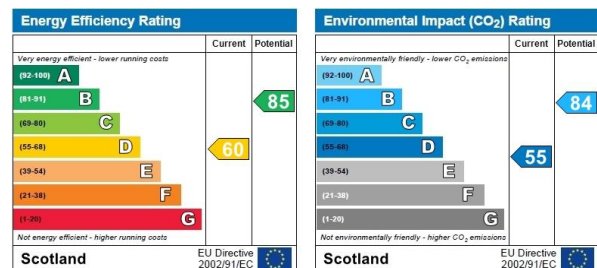
2.68m x 3.94m (8'10" x 12'11")

## Wet room

2.27m x 1.63m (7'5" x 5'4")

## 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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