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



140 West Main Street, Armadale

Offers Over £140,000

- End Terraced Family Home
- 3 Double Bedrooms
- Central Location
- Excellent Potential
- Off Street Parking
- Large Cellar
- Garage
- Early Viewing Advised



140 West Main Street, Armadale

Description

Situated in a central location and ideally placed for local schools is this spacious end terraced family home. This property would benefit from some internal cosmetic upgrading but has great potential. The property has gas central heating, double glazing, off street parking and excellent storage internally and externally. Viewing is essential to fully appreciate what this property has to offer.

Accommodation

Accommodation is arranged over two levels with a reception hallway on the ground floor. There is a spacious lounge with a feature fire place as the focal point. The breakfasting kitchen has ample base and wall units, complementary work tops, electric oven and a washing machine. The porch is accessed from the kitchen and gives access to the rear of the property. The wet room completes the ground floor.

The upper level houses three double bedrooms with Bedrooms one and Two having built in storage.

A great addition to this property is the spacious basement which could be utilised as a work shop or an external entertaining area.

Outside

The gardens to the front and rear are primarily laid to grass. The driveway provides ample off street parking and gives access to the garage. The garage is of brick construction with a new felt roof over iron girder cross beams.

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 4.40m (13'9" x 14'5")

Kitchen

2.83m x 4.48m (9'3" x 14'8")

Wet Room

2.26m x 1.94m (7'5" x 6'4")

Bedroom 1

3.12m x 3.33m (10'3" x 10'11")

Bedroom 2

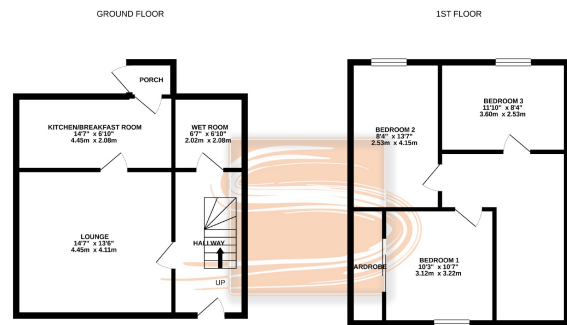
2.87m x 3.53m (9'5" x 11'7")

Bedroom 3

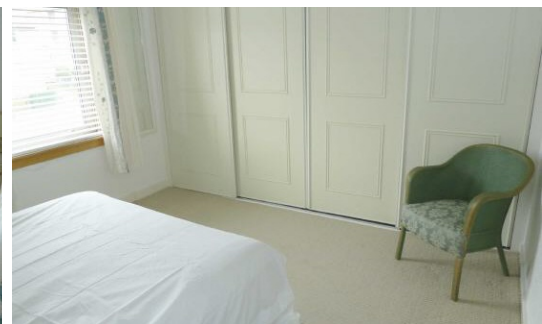
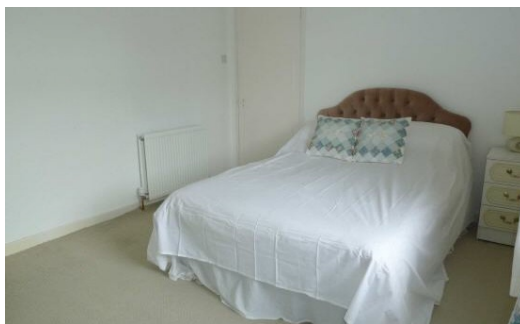
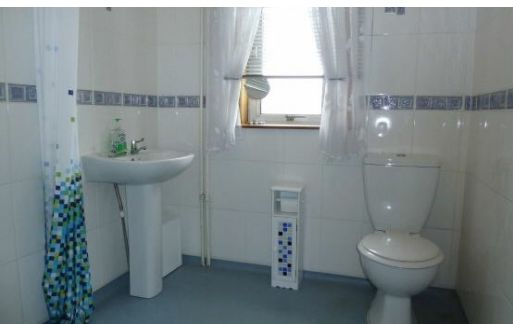
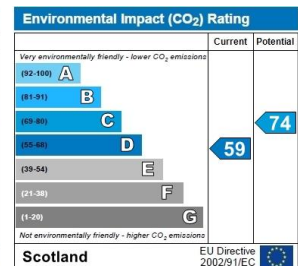
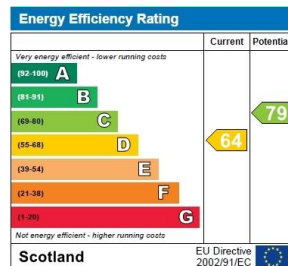
4.10m x 2.55m (13'5" x 8'4")

Contact Us

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



These energy ratings have been calculated based on the standards of the Scottish Government's energy efficiency scheme. All figures, including those for energy efficiency and environmental impact, are approximate and should be used as a guide only. For more information on energy efficiency and environmental impact, please visit www.gov.scot.



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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.



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