

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

EH51 0EA

T: 01506 826232

E: property@sneddons.com

W: www.sneddons.com



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



21 McNeill Crescent, Armadale

Offers Over £125,000

- End Terraced Family Home
- 3 Bedrooms
- Walk In Condition
- Modern Kitchen
- Stylish Shower Room
- Good Sized Garden
- Off Street Parking
- Early Viewing Advised



21 McNeill Crescent, Armadale

Description

21 McNeill Crescent, Armadale is a spacious end terraced family home situated in a popular and sought after residential area. The property is presented to the market in walk in condition and will suit a variety of buyers. It further benefits from gas central heating, double glazing, fresh decor, good storage and off street parking. Early viewing is advised.

Accommodation

The accommodation is arranged over two levels and includes on the ground floor a spacious and naturally light lounge with a feature wall. The modern fitted kitchen has ample base and wall units, complementary work tops and a gas cooker. Integrated appliances include the washing machine, fridge and freezer. There are two built in storage cupboards. There is a vestibule just off the kitchen with a walk - in storage cupboard.

The upper level houses three good size bedrooms: bedrooms one and three have built in cupboards. The stylish shower room completes the accommodation.

Outside

The good sized rear garden garden is enclosed and has open views. The garden to the front is low maintenance. A driveway provides 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

4.07m x 4.32m (13'4" x 14'2")

Kitchen

2.53m x 4.70m (8'4" x 15'5")

Bedroom 1

4.10m x 3.23m (13'5" x 10'7")

Bedroom 2

2.57m x 3.93m (8'5" x 12'11")

Bedroom 3

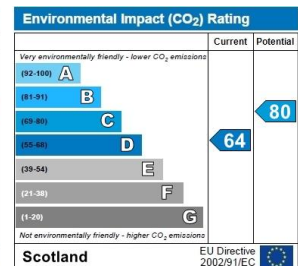
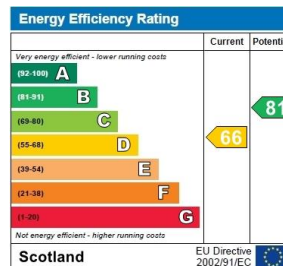
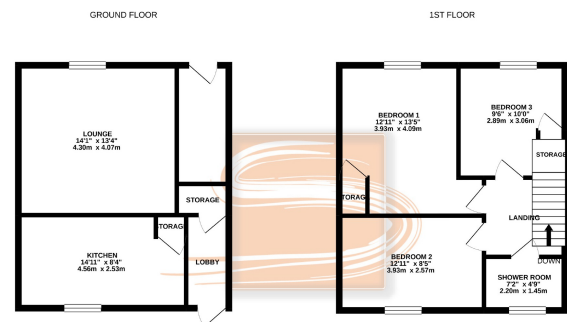
3.16m x 3.07m (10'4" x 10'1")

Shower Room

1.45m x 2.41m (4'9" x 7'11")

Contact Us

To arrange a viewing or for further details please call 01506 826232 or email 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.**