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## 187 West Main Street

Armadale, Bathgate, EH48 3HY

Offers over £290,000



Spacious Detached Villa with 5 Bedrooms and close to Armadale's town centre and the Academy.



### Description

Situated in a central location and just a short walk to Armadale Academy is this spacious detached villa. The property is presented to the market in walk in condition and offers versatile and generous proportioned accommodation arranged over two levels. This lovely family home will suit a variety of buyers and viewing is the only way to fully appreciate the size and location of this property. It further benefits from gas central heating, double glazing, good storage and off street parking.

### Accommodation

The accommodation is entered from the front into the vestibule that then gives access to the warm and welcoming reception hallway. The spacious lounge has a featured modern wall mounted gas fire as the focal point. The dining area is open plan to the lounge and has French doors giving access to the garden. The good sized fitted kitchen has white gloss storage units, complementary work tops, ceramic hob and wall mounted double oven. The utility room is finished to the same standard as the kitchen and has addition storage and worktops. There is also a walk in cupboard. The dishwasher and fridge freezer and are included in the sale. The fifth bedroom is currently used as a TV room but would also make a great home office. The WC completes the ground floor. The upper level houses four good sized bedrooms. Two of the bedrooms are currently used as offices. Bedroom one and two have built in wardrobes. The spacious modern and stylish bathroom has a separate shower unit. Additional storage can be found on the landing.

### Outside

The good sized garden to the rear is enclosed and low maintenance. The driveway gives ample off street parking and access to the two detached garages. The garages have electric up and over doors.

### Armadale

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 12'8" x 18'4" (3.87m x 5.59m)

Dining Room 12'4" x 10'0" (3.77m x 3.06m)

Kitchen 12'4" x 15'2" (3.77m x 4.64m)

Utility Room 7'4" x 9'8" (2.26m x 2.97m)

Bedroom 5 13'1" 9'7"20'3'4" x (4. 2.93m62m x)

WC 4'5" x 2'7" (1.37m x 0.8m)

Bedroom 1 10'5" x 12'9" (3.20m x 3.90m)

Bedroom 2 10'5" x 8'11" (3.20m x 2.74m)

Bedroom 3 11'10" x 9'6" (3.62m x 2.90m)

Bedroom 4 8'8" x 5'10" (2.66m x 1.80m)

Bathroom 8'7" x 9'6" (2.63m x 2.90m)

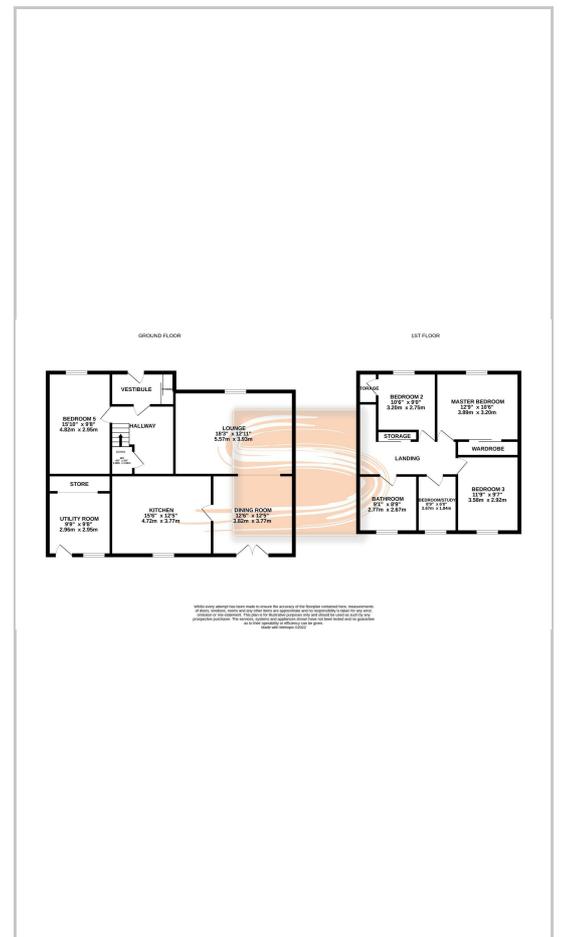
### Contact Us

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

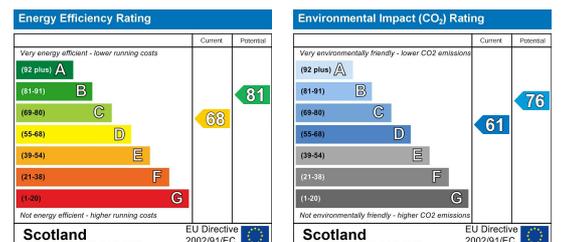
### Area Map



### Floor Plans



### Energy Efficiency Graph



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