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## 23 Harvie Gardens

Armadale, Bathgate, EH48 2GW

Offers over £185,000



Beautifully Presented to the market is this lovely 3 Bedroom Semi Detached Villa. situated in sought after locale within Armadale. Early Viewing is advised



## Description

Presented to the market in walk in condition and situated in a popular and sought after residential estate is this lovely semi-detached villa. This property will suit a variety of buyers including the first and second time buyers but would also suit someone wanting to downsize. It is well placed for Armadale's train station and local amenities. The property further benefits from gas central heating, double glazing, fresh neutral décor and good storage throughout. We believe this property is going to be very popular, so early viewing is advised.

## Accommodation

The accommodation is arranged over two levels and includes on the ground floor, a reception hallway that gives access to the WC. The good sized lounge is naturally light and gives access to the dining area. The dining area has French doors to the rear and a walk-in storage cupboard. The kitchen is open plan to the dining area and has ample storage units, complementary work tops, gas hob and electric oven.

The upper-level houses three good sized bedrooms with the bedroom one having an en suite shower. There are built in wardrobes in bedrooms one and two. The current owner removed the built-in wardrobe in bedroom three to create a vanity space.

## Outside

Externally to the rear is an enclosed garden primary laid to lawn. The brick built outbuilding is power sourced and would make a great home office or studio. The garden to the front is also laid to lawn. A mono blocked driveway provides ample off street parking.

## 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 4.57m x 4.0m 16'3" x 9'6" (4.96m x 2.90m)

Kitchen Dinier 16'3" x 9'6" (4.96m x 2.90m)

WC 6'6" x 3'1" (2.00m x 0.96m)

Bedroom 1 9'9" x 8'8" (2.98m x 2.65m)

En Suite 5'4" x 4'8" (1.65m x 1.43m)

Bedroom 2 7'0" x 8'2" (2.15m x 2.50m)

Bedroom 3 9'0" 7'4" x (2.75m 2.25m x)

Bathroom 5'5" 7'0"m x (1.66 2.14mm x)

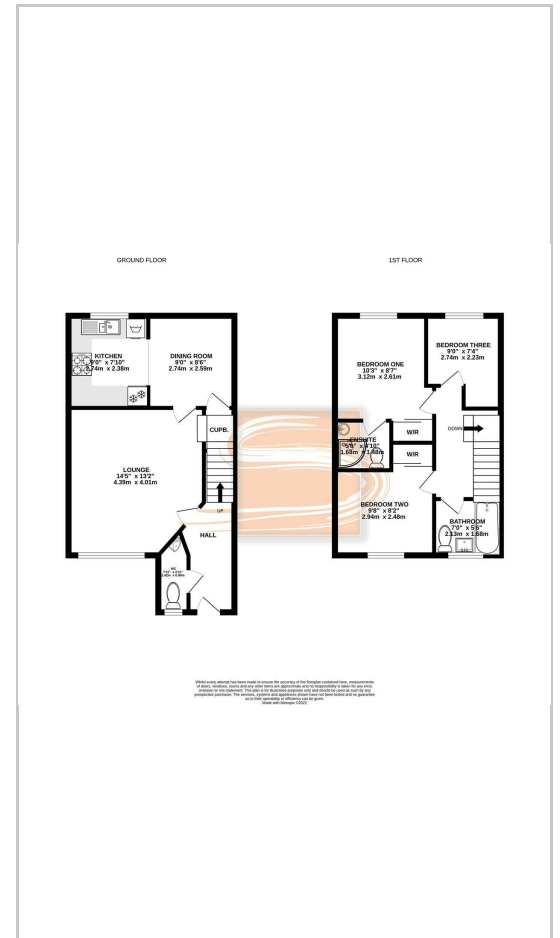
## Contact Us

To arrange a viewing or for further details please call 01501 733200 or email [property@sneddons.com](mailto:property@sneddons.com).

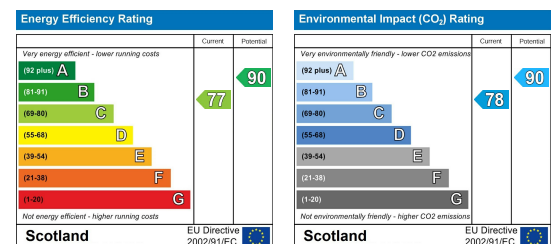
## Area Map



## Floor Plans



## Energy Efficiency Graph



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