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solicitors & estate agents



## 24 Honeyman Court

Armada, Bathgate, EH48 3RG

£160,000



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Armadale, Bathgate, EH48 3RG

£160,000



## Description

Presented to the market in walk in condition and situated in a popular and sought after locale within the town of Armadale is this spacious mid terraced family home. This lovely property will suit a variety of buyers including the first and second time buyers as well as someone looking to downsize. The property further benefits from gas central heating, double glazing, good storage and fresh neutral décor. Early viewing is advised.

## Accommodation

The spacious accommodation is arranged over two levels and includes on the ground floor a reception hallway, the generously sized lounge diner has French doors giving access to the rear garden. There is a walk in storage cupboard accessed from the lounge. The modern and stylish kitchen is accessed from the dining area. The kitchen has ample base and wall units, complementary work tops, gas hob, under counter fridge and freezer. The dishwasher and washing machine are integrated. The upper level houses three good sized bedrooms, Bedrooms two and three have built in wardrobes. The spacious bathroom is finished to a good standard and has a P shape bath with a shower above. There is additional storage in the landing.

## Outside

The enclosed rear garden is low maintenance and has a timber decking area and a chipped area. The front garden is also low maintenance and is chipped. There is a lock up garage to the rear providing off street parking. There is on street parking to the front and a communal car park to the rear

## 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/Diner

23'11" x 14'6" (7.3m x 4.44m )

Measurement is to the widest

## Kitchen

9'6" x 6'6", 19'6"10" (2.90m x 2,60m)

## Bedroom 1

10'7" x 11'3" (3.23m x 3.44m)

## Bedroom 2

10'7" x 8'6" (3.23m x 2.6m)

## Bedroom 3

6'11" x 6'3" (2.11m x 1.91m)

## Bathroom

5'6" x 8'10" (1.70m x 2.7m)

## Contact Us

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

Tel: 01501 733200





Road Map



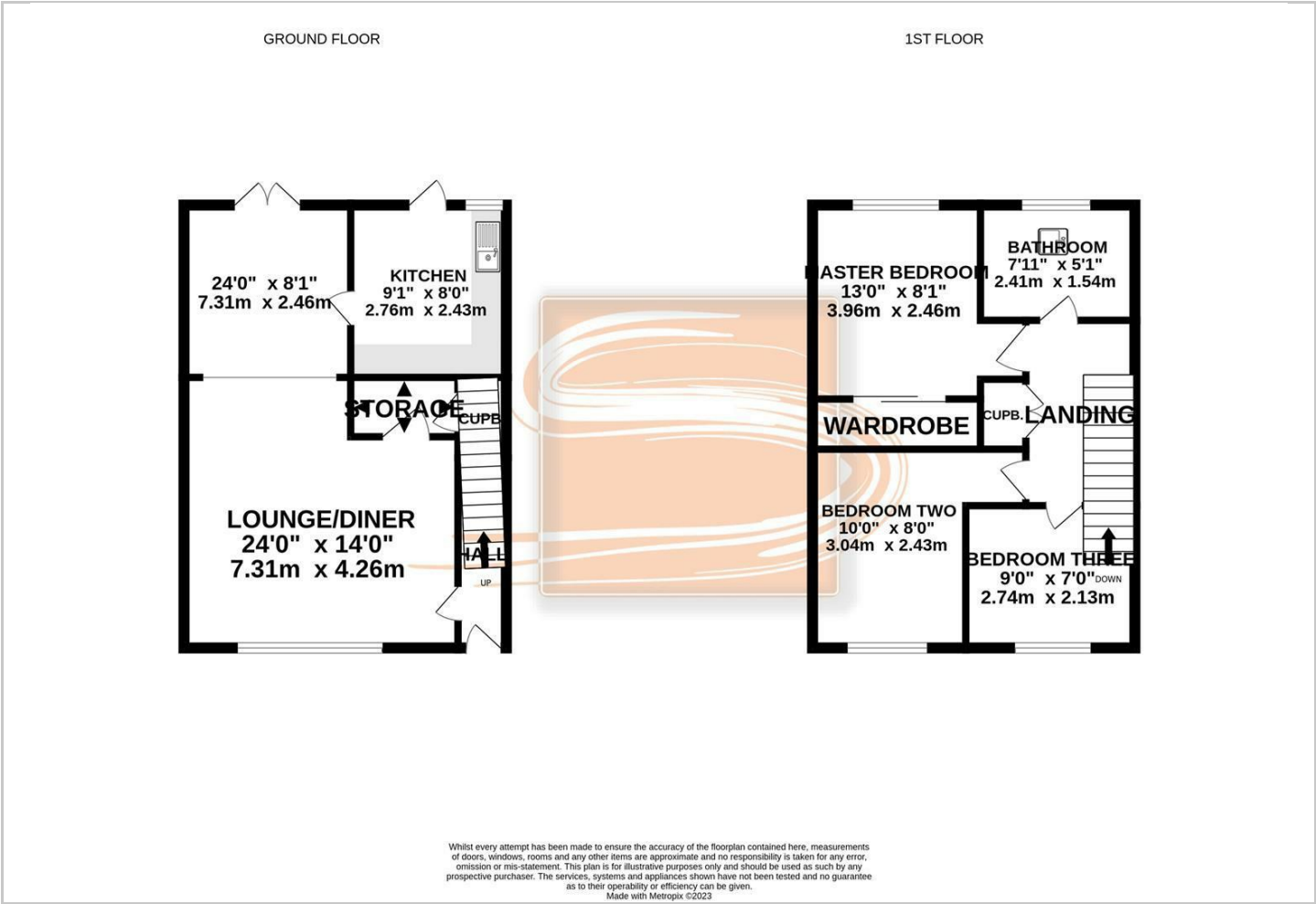
Hybrid Map



Terrain Map



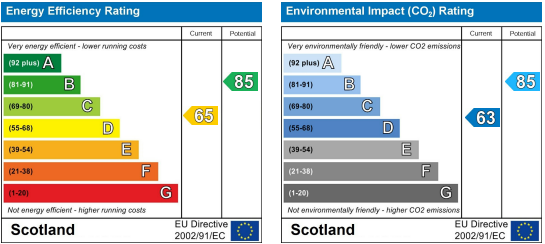
Floor Plan



Viewing

Please contact our Armadale Office on 01501 733200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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