



**sneddons**  
solicitors & estate agents



## 105 Millburn Crescent

Armada, Bathgate, EH48 3RD

**Offers over £165,000**



Rarely available to the market is this well presented semi detached bungalow situated in a very popular locale. This lovely home has two good sized bedrooms, spacious kitchen diner and a lounge. There is a driveway providing off street parking and access to the detached garage.





Description

Situated in a quiet cul de sac in a popular and sought after residential area and well placed for Armadale's town centre is this delightful semi-detached bungalow. The property is presented to the market in walk-in condition and will suit a variety of buyers including the less mobile, retirees and someone looking to downsize. The property further benefits from gas central heating, double glazing and off street parking. We anticipate a high demand for this lovely bungalow so early viewing is advised.

Accommodation

The property is entered from the side into the reception hallway which has built in storage cupboards. The good sized lounge looks over the front garden and has a featured fireplace with a gas fire as the focal point. The spacious and modern dining kitchen has ample base and wall units, complementary work tops, ceramic hob, electric oven, dishwasher, washing machine and a built in storage cupboard. The shower room has a vanity unit housing the wash hand basin and WC. There are two good sized bedrooms - one to the front and one to the rear.

Outside

There are low maintenance gardens to the front and rear. The garden to rear is enclosed and is Southerly facing. There is a paved patio and an area of artificial grass. A driveway provides ample off street parking and access to the detached garage.

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 15'11" x 10'5" (4.86 x 3.2)

Dining Kitchen 14'9" x 10'5" (4.5 x 3.2)

Bedroom 1 10'4" x 9'6" (3.16 x 2.92)

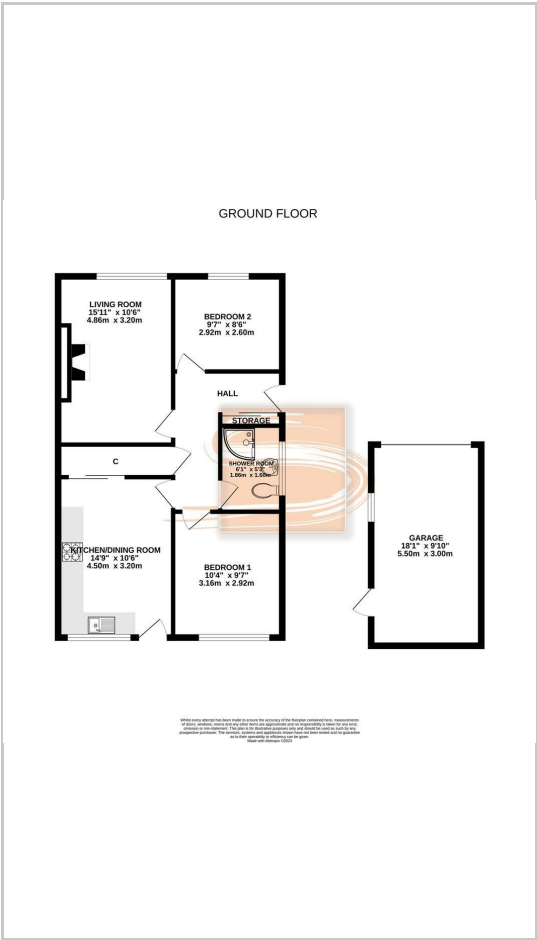
Bedroom 2 8'6" x 9'6" (2.6 x 2.92)

Shower Room 6'1" x 5'2" (1.86 x 1.6)

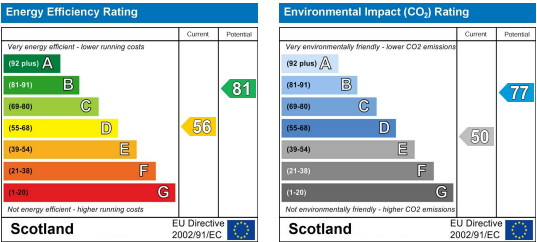
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.