



136 South Street

Armadale, EH48 3JU

Offers over £205,000



Enjoying a prominent position within the town of Armadale and offering a suitable choice for commuting families or downsizers, this 3 bedroom end-terraced bungalow provides a deceptively spacious floorspace that should be viewed to be fully appreciated. Situated on South Street, the property is a short walk from the traditional Main Street, where a range of shops and facilities to meet everyday requirements can be found. A nearby Asda supermarket is similarly easily accessible, alongside a train station that provides a regular service throughout the central belt.



Description

The property offers over 1100 sqft of accommodation spread over one level that is sure to appeal to buyers at various stages of their property journey. For those looking to develop and possibly extend, planning was previously agreed to convert the attic and offer 2 further bedrooms with shower room but would require a resubmission by any interested party. Three double bedrooms currently offer space for a family to grow, with storage cupboards available to the 2 smaller rooms and free standing wardrobes within the master that will remain as part of the sale. A generous main living room provides space to relax and unwind, with ample scope to include a table for every day family meals. The fitted kitchen includes a range of storage cabinets and white goods that will remain as part of the sale, whilst a shower room with level access shower is ideal for those with mobility needs. Gas central heating and double glazing are additional key features. The property enjoys a spacious south-west facing rear garden, perfect for hosting summer BBQ's and enjoying the sunny weather. Driveway access from the rear provides off-street parking, with a garage available for additional parking space or storage options.

Location

Armadale is an expanding town perfectly situated for the commuter. A train station provides excellent links to Edinburgh and Glasgow with a regular service in either direction. The M8 and M9 motorways are also easily accessible. The town offers a good selection of shops and services for everyday needs, with a more comprehensive range available in nearby Bathgate and Livingston. There is a selection of schooling for all ages available within the town, whilst there is also a choice of restaurants and a number of walking and cycling routes for those keen to explore the outdoors.

Vestibule 4'3" x 3'8" (1.30m x 1.14m)

Hallway 28'8" x 7'10" (8.75m x 2.41m)

Living Room 15'9" x 15'3" (4.82m x 4.66m)

Kitchen 14'4" x 8'7" (4.38m x 2.64m)

Bedroom 1 15'3" x 11'6" (4.65m x 3.52m)

Bedroom 2 11'7" x 11'7" (3.54m x 3.54m)

Bedroom 3 11'7" x 11'6" (3.54m x 3.51m)

Shower Room 7'1" x 6'5" (2.16m x 1.98m)

Key Info

Home Report Valuation: £210,000

Total Floor Area: 104m² (1120 ft²)

Heating System: Gas

Council Tax: C - £1682.89 per year

EPC: D

Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

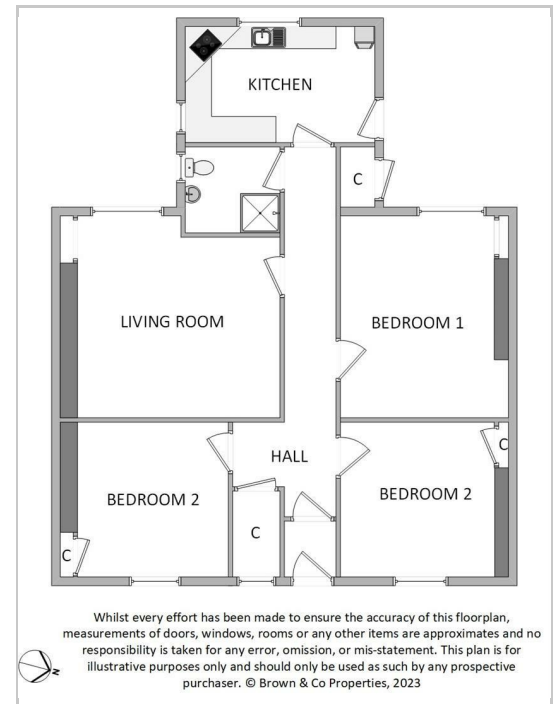
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Area Map



Floor Plans



Energy Efficiency Graph

