



95 Woodend Walk

Armadale, EH48 3QN

Offers over £94,000



Freshly presented and offering well-proportioned accommodation throughout, this 2 bedroom ground floor flat in Armadale is offered to the market as a chain free sale and would pose an ideal choice for buyers in search of their first time home. Similarly the property is an attractive proposition for those downsizing and in search of one level living, with the convenience of patio doors leading out to the rear garden. Located in Woodend Walk, the property is a short stroll to the local amenities in the town centre, whilst buyers travelling further afield for work will benefit from good transport connections nearby, including Armadale train station and M8 junction 4a at nearby Heartlands.



Description

The property is a surprisingly spacious flat spread across 1 level and would pose an ideal choice for a couple or young family. Two double bedrooms both enjoy fitted cupboard space that is perfect for storing everyday essentials, whilst additional great storage options are available elsewhere in the hallway. A sizeable main living room includes the aforementioned patio doors to the rear, offering lots of natural light and immediate access to the enclosed garden area. The fitted kitchen provides a range of cabinets to assist with everyday living, with space for all the necessary appliances. The family bathroom comprises a 3 piece white suite, with an electric shower mounted above the bathtub. Gas central heating via a regularly maintained combi boiler and double glazed windows throughout are additional practical comforts. Parking options can be found nearby via a short walk to the rear of the property.

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.

Entrance Hall 15'6" x 7'1" (4.73m x 2.17m)

Living Room 15'6" x 12'3" (4.74m x 3.74m)

Kitchen 13'1" x 6'0" (3.99m x 1.85m)

Bedroom 1 13'0" x 9'6" (3.97m x 2.91m)

Bedroom 2 12'11" x 9'1" (3.96m x 2.77m)

Bathroom 6'3" x 5'11" (1.91m x 1.82m)

Key Info

Home Report Valuation: £95,000

Total Floor Area: 67m² (720 ft²)

Construction Type: No-Fines Concrete

Parking: Shared

Heating System: Gas

Council Tax: A - £1291.57 per year

EPC: C

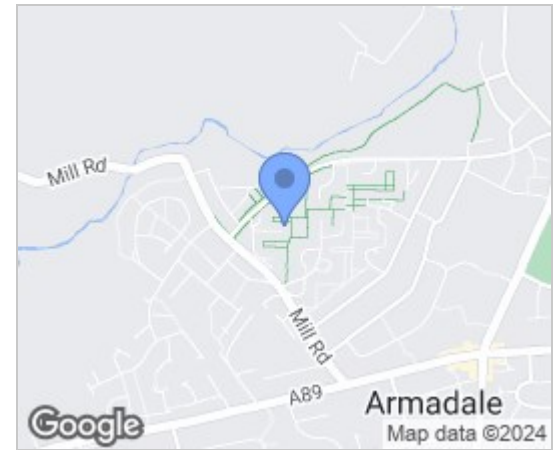
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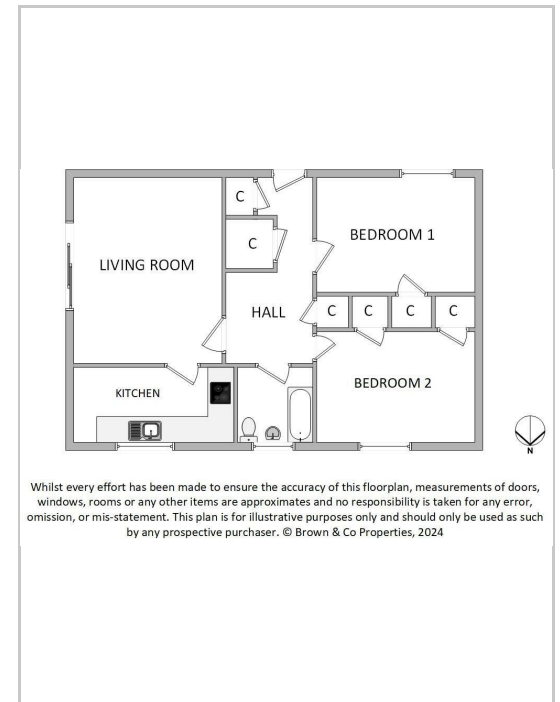
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Area Map



Floor Plans



Energy Efficiency Graph

