



100 South Street

Armadale, EH48 3JS

Offers over £228,000



Introducing 100 South Street, a deceptively spacious semi-detached property that offers a lot more than initially meets the eye. Enjoying a central position along the M8 corridor in the popular town of Armadale, this property poses the ideal choice for buyers looking to blend access to amenities with the convenience of good commuting links. South Street is a short walk from the town centre and selection of schooling available locally, whilst a train station provides a half hourly service to Edinburgh and Glasgow. Junction 4a at Heartlands can be found within a few minutes drive, whilst cycle routes provide an alternative option for those looking to get out and explore the surrounding area.



Description

Originally a single level cottage, the property benefits from a conversion into the roof void to offer over 1100 sqft of accommodation that should appeal to buyers at various stages of their property journey. Three generous double bedrooms include 1 at ground floor level, offering a good choice for a family looking to future proof their living arrangements. A good sized living room offers comfortable space to relax and unwind, whilst the fitted kitchen at the rear offers a range of wall and base mounted storage cabinets and ample room for everyday meals. The family bathroom is to the upper floor and includes a 3 piece white suite with a chrome mixer shower over the bath. Gas central heating and double glazing throughout offer further practical comfort, with a new boiler installed in 2020. Externally, an enclosed garden area to the front is laid with artificial turf to allow easy maintenance. A private road to the side leads to the rear, where sliding gates secure a monoblock patio area that provides ample off-street parking and space to soak up the afternoon and evening sunshine. A double garage is an ideal workshop or further parking area, whilst a timber outbuilding is currently utilised for a hot tub but could be easily adapted to meet a range of buyer requirements.

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 4'5" x 3'4" (1.35m x 1.04m)

Lower Hallway 21'5" x 6'5" (6.54m x 1.97m)

Living Room 12'5" x 12'5" (3.81m x 3.79m)

Kitchen 16'6" x 12'8" (5.03m x 3.87m)

Upper Hallway 10'11" x 6'0" (3.33m x 1.85m)

Bedroom 1 16'2" x 14'9" (4.93m x 4.51m)

Bedroom 2 16'1" x 12'1" (4.92m x 3.70m)

Bedroom 3 12'10" x 9'0" (3.93m x 2.75m)

Bathroom 8'8" x 6'11" (2.65m x 2.12m)

Key Info

Home Report Valuation: £230,000

Total Floor Area: 105m² (1130 ft²)

Parking: Driveway & Double Garage

Heating System: Gas

Council Tax: C - £1722.09 per year

EPC: C

Disclaimer

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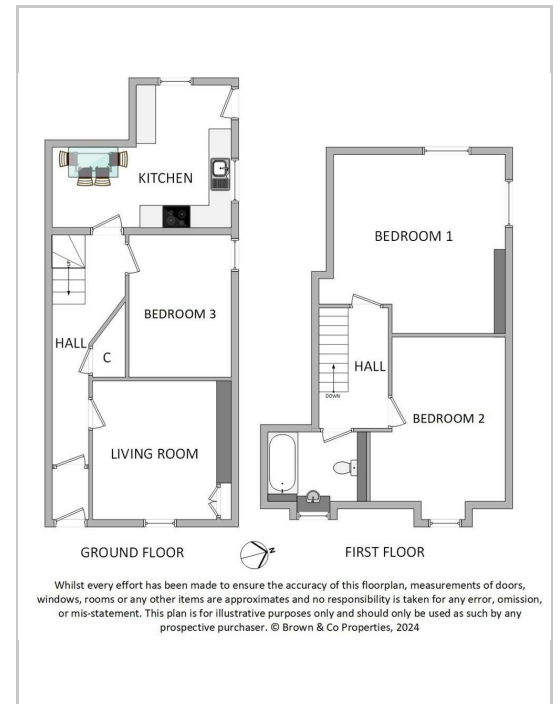
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Area Map



Floor Plans



Energy Efficiency Graph

