



1 Glenview Terrace

West Main Street Armadale, EH48 3HZ

Offers over £195,000



Comprising a generous and deceptively spacious home for a range of buyer requirements, this 3 bedroom terraced property in the centre of Armadale blends period charm with a contemporary twist. Glenview Terrace lies directly on West Main Street and is a short walk to a choice of schooling for all ages, proving this to be an ideal base for a growing young family. Commuters will enjoy Armadale's equi-distant position to Edinburgh and Glasgow, with a train station at the south of the town providing a regular service throughout the region. A nearby connection to the M8 motorway is a further key benefit, proving particularly handy for work or recreation. A range of amenities to cover everyday requirements can be found in the town itself within easy walk from the property doorstep, with the larger towns of Bathgate and Livingston found in short driving distance.



Client Comments

"When we first viewed Glenview Terrace, we instantly fell in love with the classic features (tiled hallway, high ceilings and cornicing) mixed beautifully with modern features and styles. We've kept as many of these features as possible since purchasing the property. The garden is a south-facing suntrap and we'll definitely miss hosting BBQs and garden parties in the summer which can easily hold 20+ people. Glenview Terrace was the first and only house we viewed before purchase."

Description

Dating over 100 years, the property displays characteristics that are typical of a building of this age yet has tastefully been upgraded with contemporary finishes throughout. A spacious main living room is perfect for everyday relaxing and entertaining, with feature wood burning stove ideal for cosy nights on the sofa. A modern fitted kitchen is equipped with a range of storage cabinets, integrated appliances and a breakfast bar, with cupboard housing the gas fired combi boiler. Three good sized bedrooms perfectly cater for family or home working arrangements, with excellent fitted wardrobes found to bedrooms 1 and 2. Additional storage can be found in the upper landing and from the partially floored attic area, where potential to convert to offer further accommodation is available subject to local authority consents. A brand new bathroom with 3 piece white suite, rainfall mixer shower and stylish wet wall boarding has just been completed and is ready for the new owner to enjoy with additional everyday convenience offered by a ground floor WC off the main entrance hall. A fully enclosed, south facing rear garden is a suntrap throughout the sunny weather and includes a decked terrace for alfresco dining or hosting summer BBQs. Shared parking spaces can be found outside the front of the property on-street.

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 3'8" x 3'3" (1.13m x 1.00m)
- Lower Hallway 17'4" x 6'11" (5.30m x 2.11m)
- Living Room 16'3" x 16'0" (4.96m x 4.88m)
- Kitchen 13'3" x 11'1" (4.05m x 3.39m)
- WC 5'3" x 2'11" (1.61m x 0.90m)
- Upper Hallway 7'11" x 6'11" (2.42m x 2.11m)
- Bedroom 1 14'0" x 12'7" (4.27m x 3.84m)
- Bedroom 2 13'4" x 12'4" (4.07m x 3.77m)
- Bedroom 3 12'4" x 9'4" (3.76m x 2.86m)
- Bathroom 12'2" x 5'5" (3.72m x 1.66m)

Key Info

Home Report Valuation: £200,000
 Total Floor Area: 130m² (1400 ft²)
 Parking: On-Street
 Heating System: Gas
 Council Tax: C - £1722.09 per year
 EPC: D

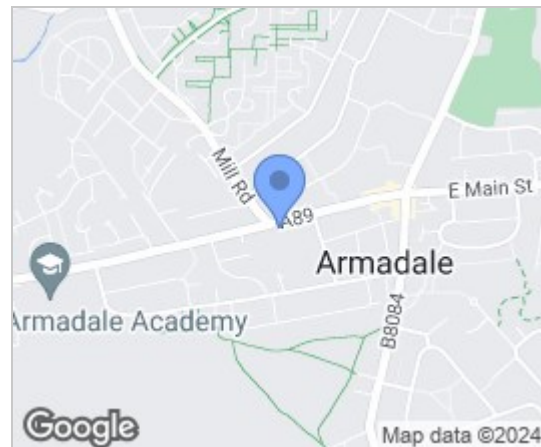
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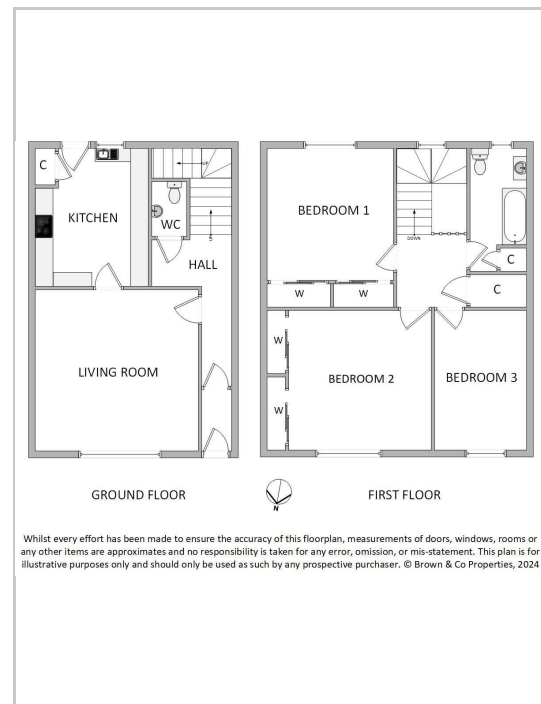
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Area Map



Floor Plans



Energy Efficiency Graph

