



## 50 Glenwood Drive

Armadale, EH48 3TU

Offers over £220,000



Set within highly sought after Glenwood Drive on the northern edge of Armadale, this extended 3 bedroom semi-detached poses a wonderful choice for first time buyers or growing young families. The popular and seldom available area lies within catchment for nearby Eastertoun Primary School and with Armadale Academy also found in short walking distance, its clear to see why the area is ideal for families, with a real sense of community within the street. Armadale itself is well placed for commuters, with nearby access to the M8 motorway and a train station at the south of the town offering a regular service to Edinburgh and Glasgow. A range of shops and amenities can be found within the town centre itself, with the larger towns of Bathgate and Livingston offering a wider range of shopping and recreational pursuits.



## Description

The property is presented in turn-key condition throughout and is enhanced by the addition of a sun room at the rear, providing a year round space to relax and entertain. The stunning kitchen is the heart of the home and comprises a range of sleek wall and base storage cabinets alongside integrated appliances. A breakfast island with marble worktop is perfect for a morning coffee, everyday dining or to unwind with an evening tippie. The well-proportioned living room is ideal for all the family to enjoy and is tastefully presented in calm, neutral tones. The upper level features the 3 bedrooms, with 2 double bedrooms and a smaller single that is well suited to meet home working requirements or for a nursery for young children. Fitted wardrobes can be found to the master and bedroom 3, with further storage available via the hallway or partially floored attic area. The upgraded bathroom includes contemporary wet wall boards and 3 piece suite, with backlit mirror and rainfall mixer shower further stylish touches. A ground floor WC allows everyday convenience. The driveway to the side provides off-street parking space for 2 cars, with further visitor parking spaces available on-street. The enclosed rear garden is landscaped to make the most of the afternoon and evening sunshine, with a decked terrace perfect for alfresco dining or soaking up the sunny weather. A 10m<sup>2</sup> log cabin offers a multi-purpose space for all to enjoy, equipped with power to meet the needs of the new owner whether it is work, rest or play.

## 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.

Lower Hallway 8'7" x 5'4" (2.62m x 1.63m)

Living Room 14'9" x 12'6" (4.50m x 3.82m)

Kitchen 15'8" x 10'5" (4.78m x 3.20m)

Sun Room 10'3" x 9'1" (3.14m x 2.77m)

WC 6'3" x 2'11" (1.92m x 0.89m)

Upper Hallway 9'8" x 5'10" (2.95m x 1.80m)

Bedroom 1 11'4" x 9'6" (3.47m x 2.92m)

Bedroom 2 11'11" x 9'7" (3.65m x 2.93m)

Bedroom 3 8'11" x 7'4" (2.72m x 2.25m)

Bathroom 6'5" x 6'3" (1.96m x 1.92m)

## Key Info

Home Report Valuation: £225,000

Total Floor Area: 75m<sup>2</sup> (810 ft<sup>2</sup>)

Parking: Driveway

Heating System: Gas

Council Tax: D - £1937.35 per year

EPC: C

## Disclaimer

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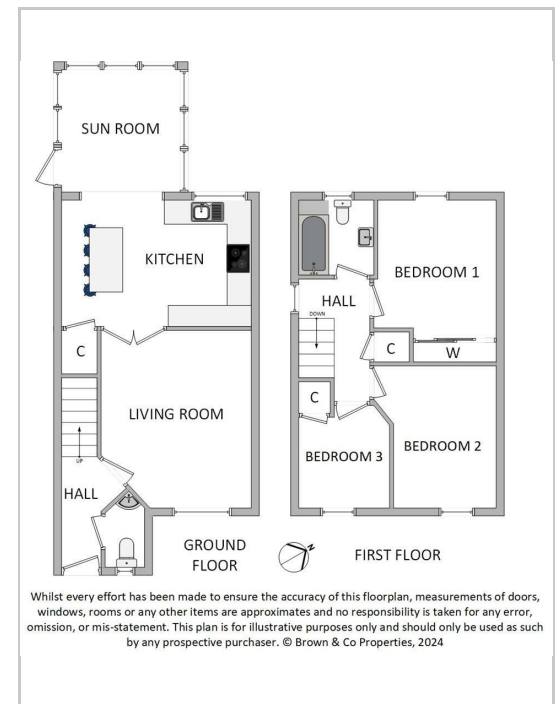
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## Area Map



## Floor Plans



## Energy Efficiency Graph

