



## 2/11 East Main Street

Armadale, EH48 2NT

Offers over £74,000



Located within the heart of Armadale town centre and offering freshly presented accommodation that is ideal for first time buyers, this 1 bedroom top-floor maisonette is offered to the market as a chain free sale. Situated within the former Star Hotel directly on Armadale crossroads, this quirky property is well suited to those working to a budget and in search of a turn-key home with all the necessary amenities on your doorstep. The property will similarly suit buy to let investors with strong demand for accommodation of this size in the current market featuring a competitive yield of 8%. Local shops, eateries and a choice of transport links are easily accessible from the property aiding everyday living.



## Description

The property has undergone recent redecoration throughout with new carpet flooring, perfectly helping buyers settle with ease. A new fitted kitchen includes a range of storage cabinets, fridge and new electric oven whilst the bathroom is equipped with a 3 piece white suite. The double bedroom lies within the upper level and is a peaceful setting for a comfortable nights sleep, with fitted wardrobes offering good everyday storage space. Double glazing is available throughout with new electric hall heaters installed in 2024. A rear access door to the building leads to the communal staircase with a small area to the rear available for bin storage. Parking spaces can be found on-street at both the front and rear of the building, with bus links easily found on the Main 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.

Lower Hallway 4'1" x 3'3" (1.25m x 1.00m)

Living Room 12'3" x 10'5" (3.75m x 3.18m)

Kitchen 14'8" x 5'4" (4.48m x 1.65m )

Upper Hallway 4'6" x 3'1" (1.38m x 0.95m)

Bedroom 13'10" x 11'6" (4.22m x 3.53m)

Bathroom 9'4" x 7'1" (2.87m x 2.17m)

## Key Info

Home Report Valuation: £75,000

Total Floor Area: 43m<sup>2</sup> (465 ft<sup>2</sup>)

Parking: On-Street

Heating System: Electric Heaters

Council Tax: A - £1291.57 per year

EPC: E

## 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.

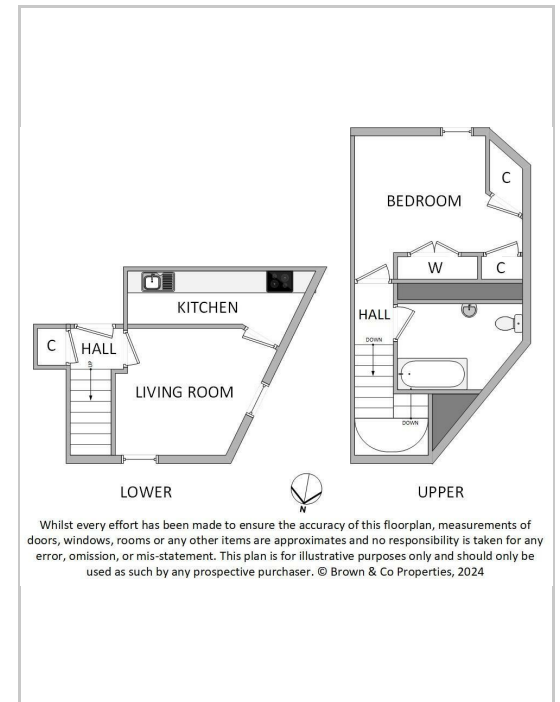
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## Area Map



## Floor Plans



## Energy Efficiency Graph

