



# 101 Millburn Crescent

Armada, Bathgate, EH48 3RD





## Property Summary

This two-bedroom semi-detached bungalow has a convenient location in the town of Armadale, forming part of a peaceful and family-friendly neighbourhood. It is within easy reach of amenities, schools, and transport links, and it offers an equidistant commute to Edinburgh and Glasgow. Furthermore, the home enjoys bright and airy accommodation, as well as generous private parking and a large rear garden, which has a low-maintenance design. Whilst the property requires full refurbishment, it presents buyers with an excellent opportunity to add significant value, whilst allowing you to set the standards of the home.

Extras: to be sold as seen, including all fitted floor and window coverings, light fittings, an electric cooker, a washing machine, and a greenhouse. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

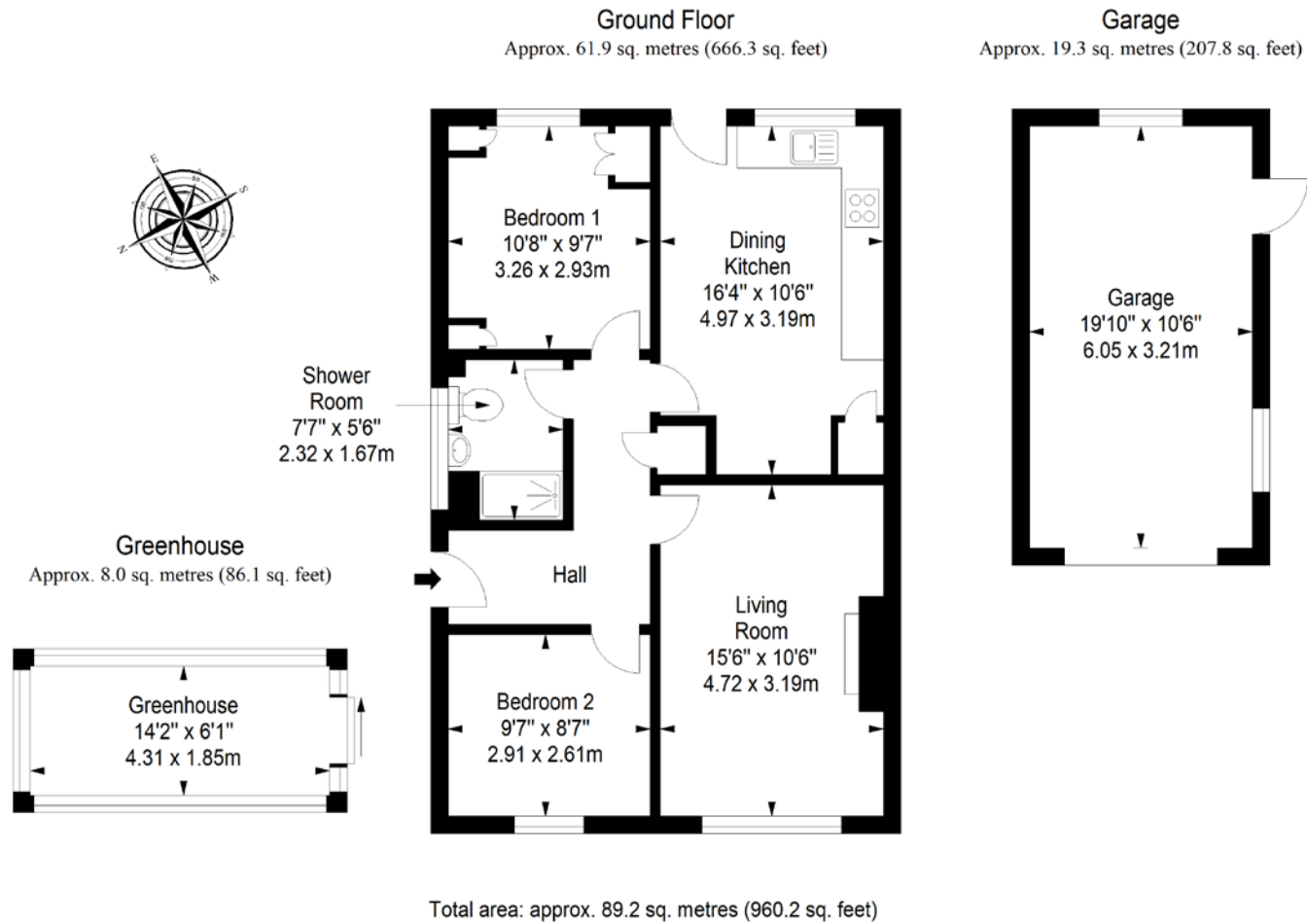
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## Property Features

- A charming semi-detached bungalow
- Situated in popular Armadale
- Entrance hall with built-in storage
- Bright living room with fitted shelving
- Well-appointed dining kitchen
- Two bedrooms (one with fitted wardrobes)
- Bright three-piece shower room
- Private gardens to the front and rear
- Multi-car driveway and detached garage
- Gas central heating and double glazing
- EPC Rating - D



# Floorplan



## All Enquiries to our Property Department:

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14 East Main Street, Whitburn, West Lothian EH47 ORB

IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106