



# 40 Shaw Avenue

Armada, Bathgate, EH48 3NF





## Property Summary

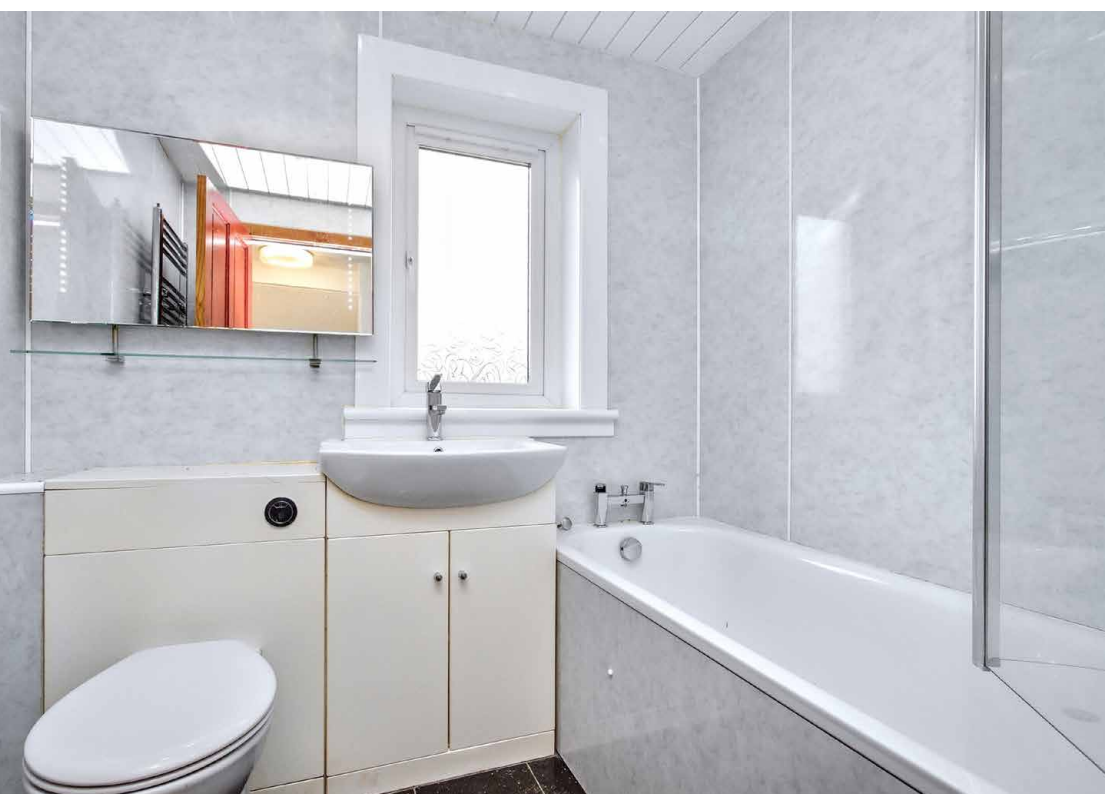
This mid-terrace house is a two-bedroom residence that offers bright and airy accommodation in the West Lothian town of Armadale, which enjoys a near-equidistant commute to Edinburgh and Glasgow. The home also features private parking and a suntrap, southeast-facing rear garden that is fully enclosed. The property requires refurbishment, presenting the new owners with an exciting opportunity to set the interiors to your own style and standards. It also provides excellent scope to add significant value to the home.

Extras: to be sold as seen, including all fitted floor coverings, light fittings, and integrated kitchen appliances.

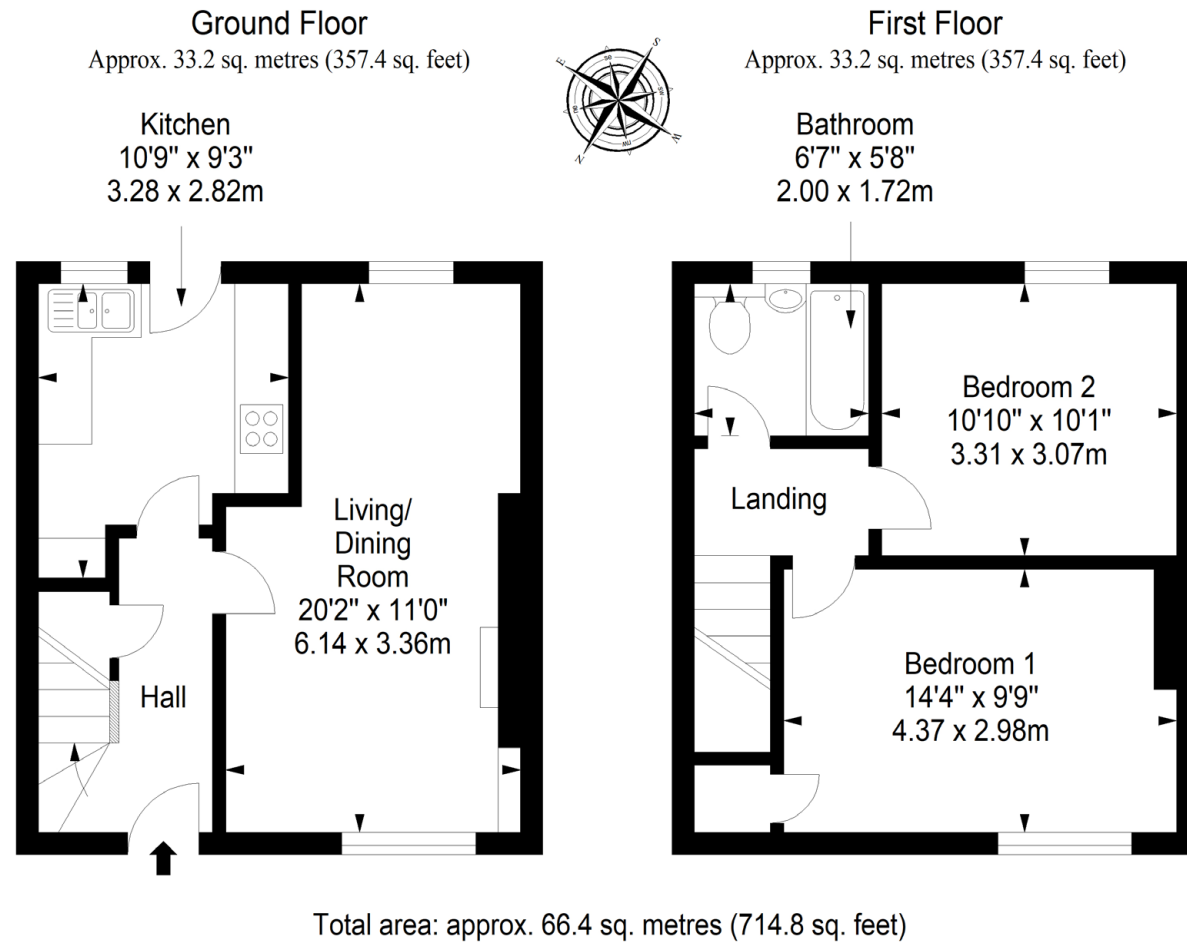
## Property Features

- A spacious mid-terrace house
- Situated in popular Armadale
- Entrance hall with understairs storage
- Large, dual-aspect living/dining room
- Fitted kitchen with rear garden access
- Two double bedrooms (one with storage)
- 3pc bathroom with overhead shower
- Paved front garden/private driveway
- Enclosed, southeast-facing rear garden
- 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 0RB

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