

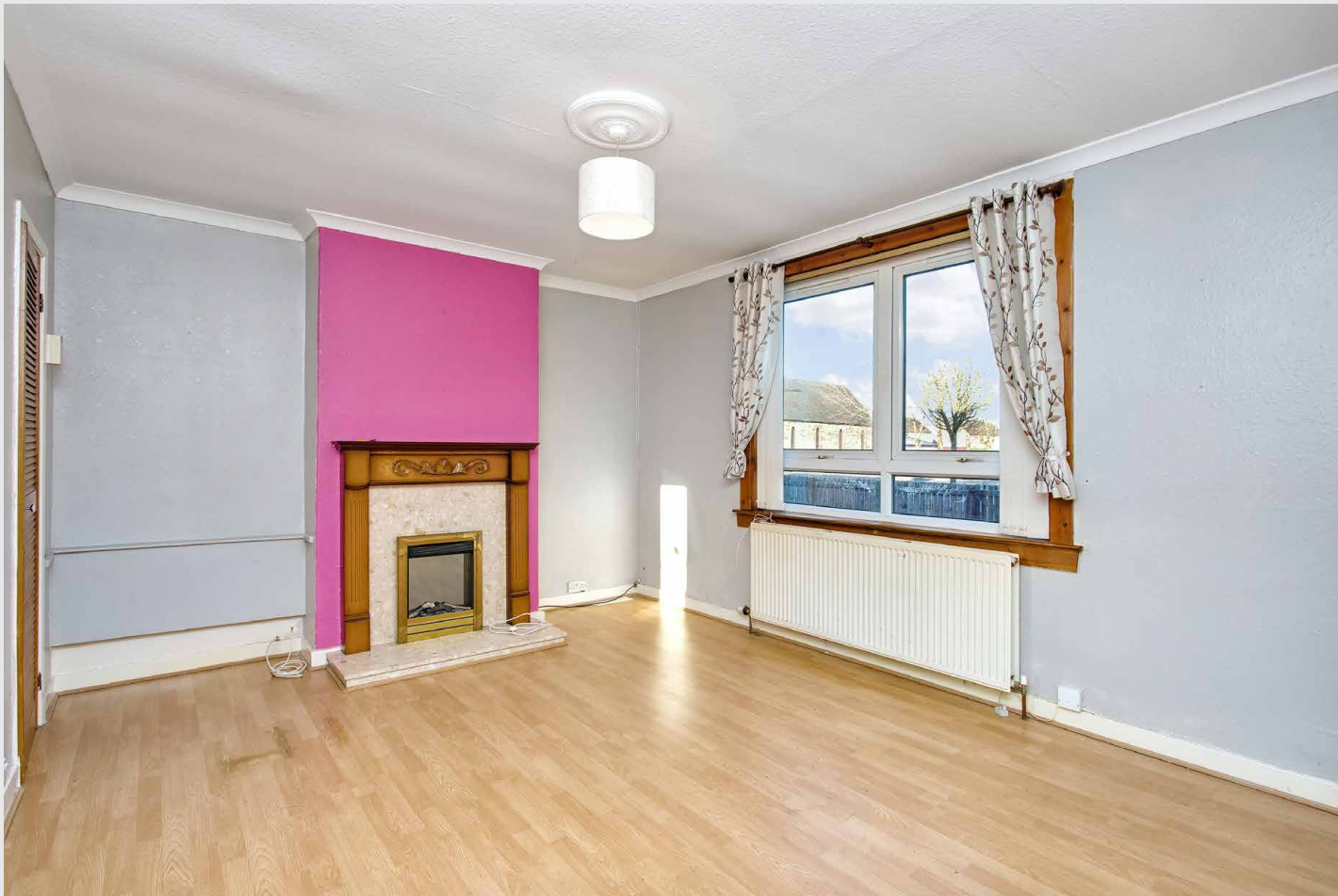


167 East Main Street

Armada, Bathgate, EH48 2PA

**SNEDDON
MORRISON**
SOLICITORS & ESTATE AGENTS



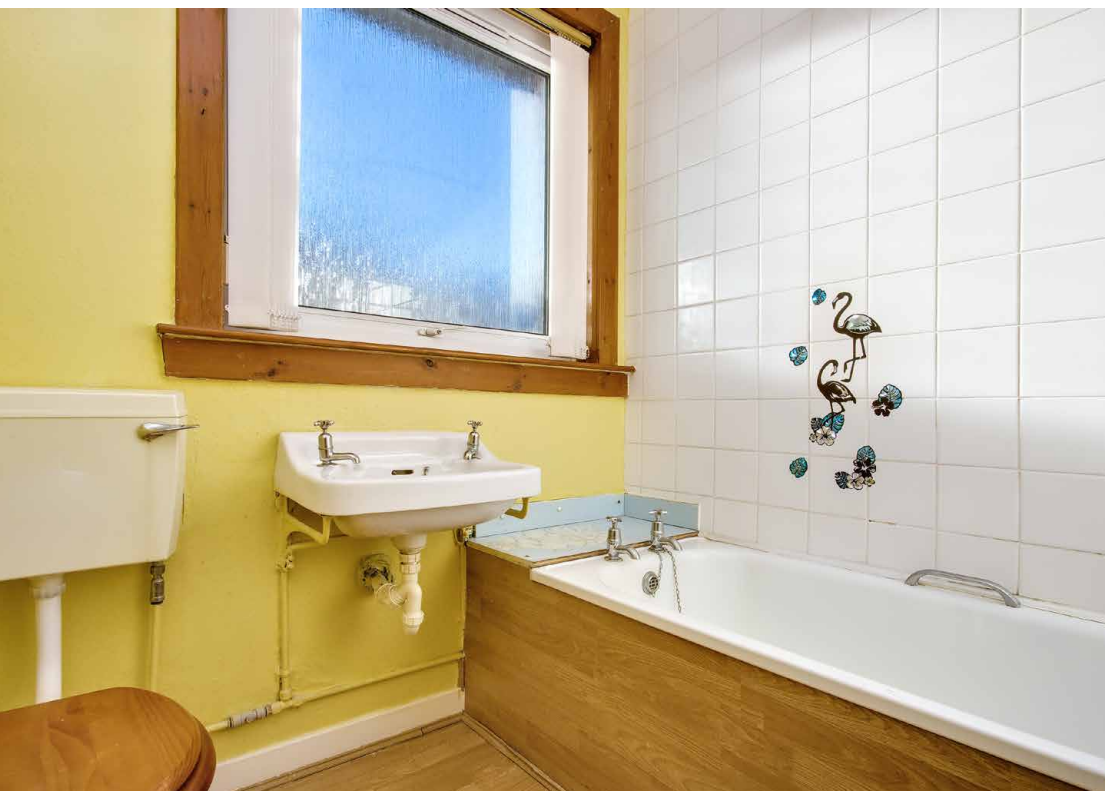


Welcome to 167 East Main Street, a terraced bungalow in popular Armadale, set within an established development and just a short walk from shops, green spaces, bus links, and schools. The home opens with an entrance hall featuring functional storage, leading into a large living room with its own storage, a charming fireplace, and access to a well-appointed kitchen, which in turn connects to a practical rear porch. The home also enjoys a south-facing double bedroom with a built-in wardrobe and a family bathroom. Outside, the property enjoys a private south-facing garden, an external store, and convenient on-street parking, making this appealing home ideal for a wide range of buyers.

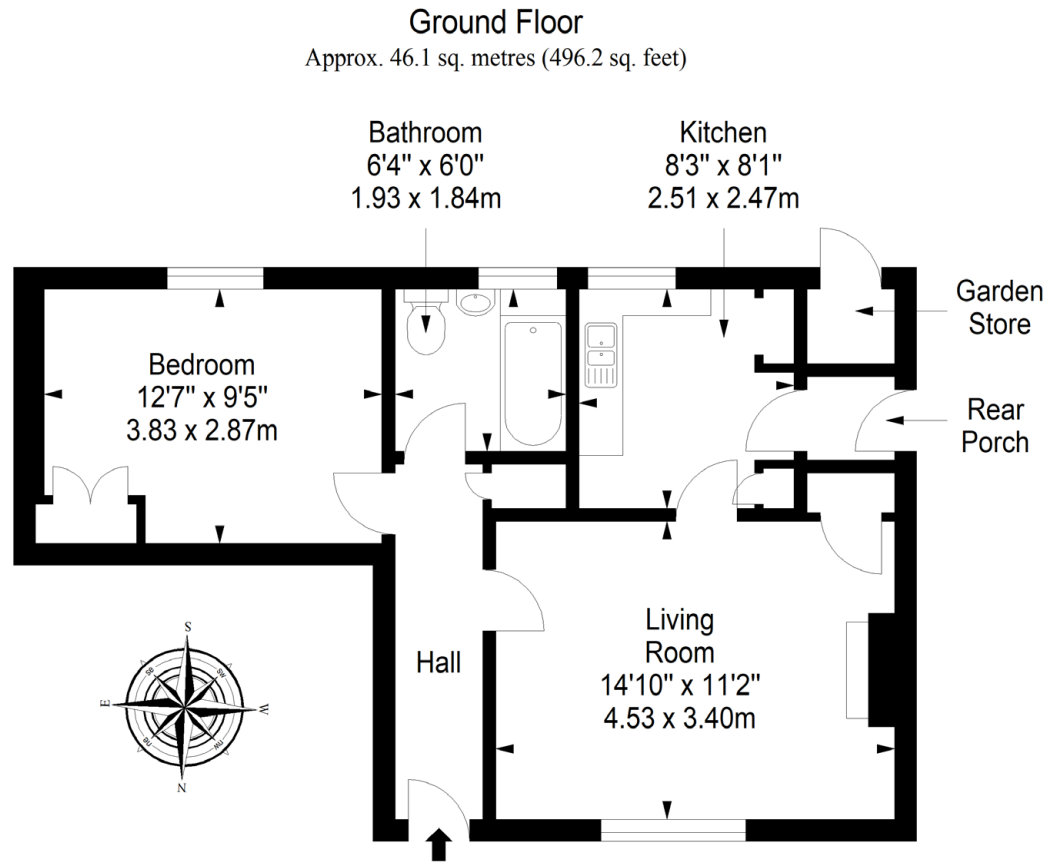
Extras: All fitted floor and window coverings, light fittings, integrated appliances and gas boiler (with a transferable 3-year warranty) included in the sale.

Property Features

- Terraced bungalow in Armadale
- Part of an established residential neighbourhood
- Entrance hall with storage
- Spacious living room with storage and a fireplace
- Well-appointed kitchen with rear porch
- Sunny double bedroom with a wardrobe
- Three-piece bathroom
- External garden store
- Private garden
- On-street parking
- 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