





## DESCRIPTION

This modern detached villa occupies a preferred position within this desirable residential development in Armadale. The property provides a home of charm, tastefully decorated and complimented with a host of family features for today's living requirements including a lower level W.C, family dining room, fully fitted kitchen, excellent storage, en suite facilities and single garage with driveway parking for two vehicles.

The home really can be described as 'walk-in' condition and viewing is certainly recommended to appreciate its many features.

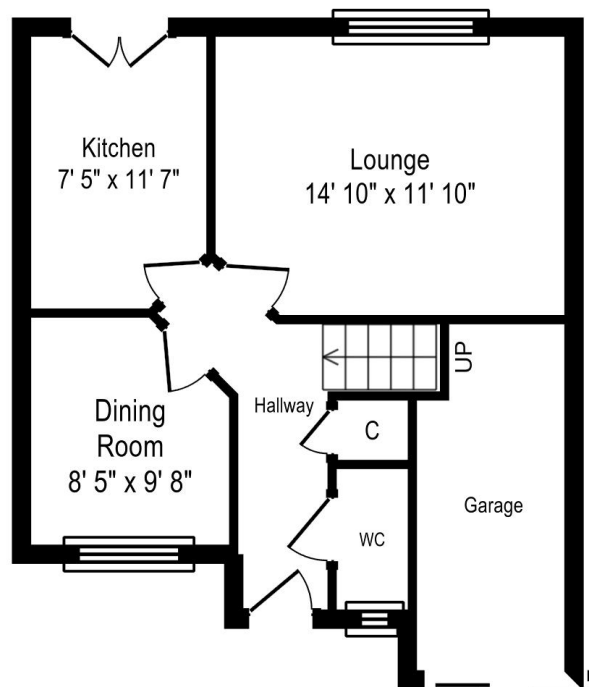
The principal accommodation comprises:

- Welcoming reception hallway with storage & W.C.
- Bright and well-proportioned lounge.
- Family/Formal dining room.
- Modern Fitted kitchen with appliances.
- Four family bedrooms - master with en suite.
- Family bathroom.
- Wrap around gardens.
- Single garage and driveway parking for two vehicles.

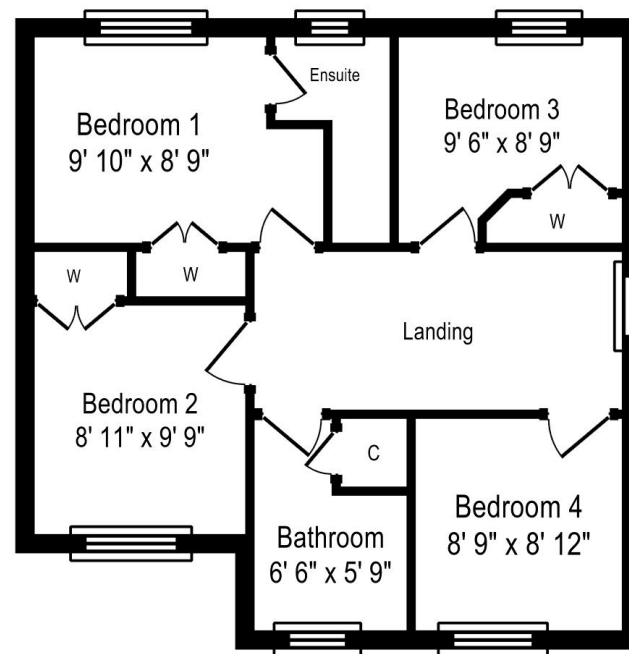




POA



**Ground Floor**



**First Floor**

**Gross Internal Area** 106.79m<sup>2</sup>







## LOCATION

Armadale is situated about two miles west of Bathgate and is ideal for commuting to Edinburgh, Glasgow and Stirling, being close to both the M8 and M9 motorways. Armadale has a train station providing excellent transport links to both Glasgow and Edinburgh and has many local amenities including shops, health centre, public houses, a choice of primary and secondary schooling and family restaurants.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.