



**52 Armadale Road, Whitburn**

Whitburn

Fixed Price **£97,000**





## 52 Armadale Road

Whitburn, Whitburn

Welcome to this spacious 3-bedroom first-floor flat, a perfect home for those seeking comfort, convenience, and a generous outdoor space. In walk-in condition, this property offers a blank canvas, ready for you to make it your own. Situated in the heart of Whitburn, the flat boasts a prime location surrounded by a variety of local businesses, restaurants, and entertainment options. It's an ideal choice for anyone looking to immerse themselves in a vibrant community atmosphere.

As you step inside, you're welcomed by a large reception hallway that seamlessly connects all rooms within the flat. The lounge is generously proportioned and decorated in neutral tones, offering a bright and airy atmosphere thanks to its front-facing window. The modern laminate flooring, which flows throughout most of the property, adds a contemporary touch and easy maintenance.

The recently updated kitchen is both functional and stylish, featuring two large windows that bathe the area in natural light. The kitchen offers ample base and wall units, providing plenty of storage and workspace, making it a delightful space for culinary endeavours.



The main bedroom is a king-sized retreat, enhanced by a stylish modern feature wall that adds a touch of sophistication. In addition to the main bedroom, the property includes a bright and welcoming double bedroom and a versatile third single bedroom, perfect for a child's room, guest space, or home office, both featuring new carpets that enhance the warmth and comfort of the space.

Completing the property is a well-lit, partially tiled bathroom featuring a shower bath, providing the flexibility of a quick shower or a relaxing soak. This practical and appealing space is perfect for everyday use.

Outside, the property truly shines with an incredibly generous rear garden, secured by fencing for added privacy and security. This expansive outdoor area includes a large lawn, offering plenty of room for gardening, outdoor activities, and sociable dining or entertainment. Whether you're looking to relax in the sun, host a barbecue, or simply enjoy some fresh air, this garden provides the perfect setting for all your outdoor needs.

This first-floor flat provides a comfortable and stylish living space, perfectly complemented by its central location in Whitburn. With its generous outdoor area, walk-in condition, and blank canvas ready for your personal touch, this property has great potential and plenty to offer. It's an ideal choice for first-time buyers, investors, families, or professionals looking for a versatile and welcoming home. Don't miss the opportunity to make this charming property your own.









Approximate Gross Internal Area = 78.0 sq m / 840 sq ft

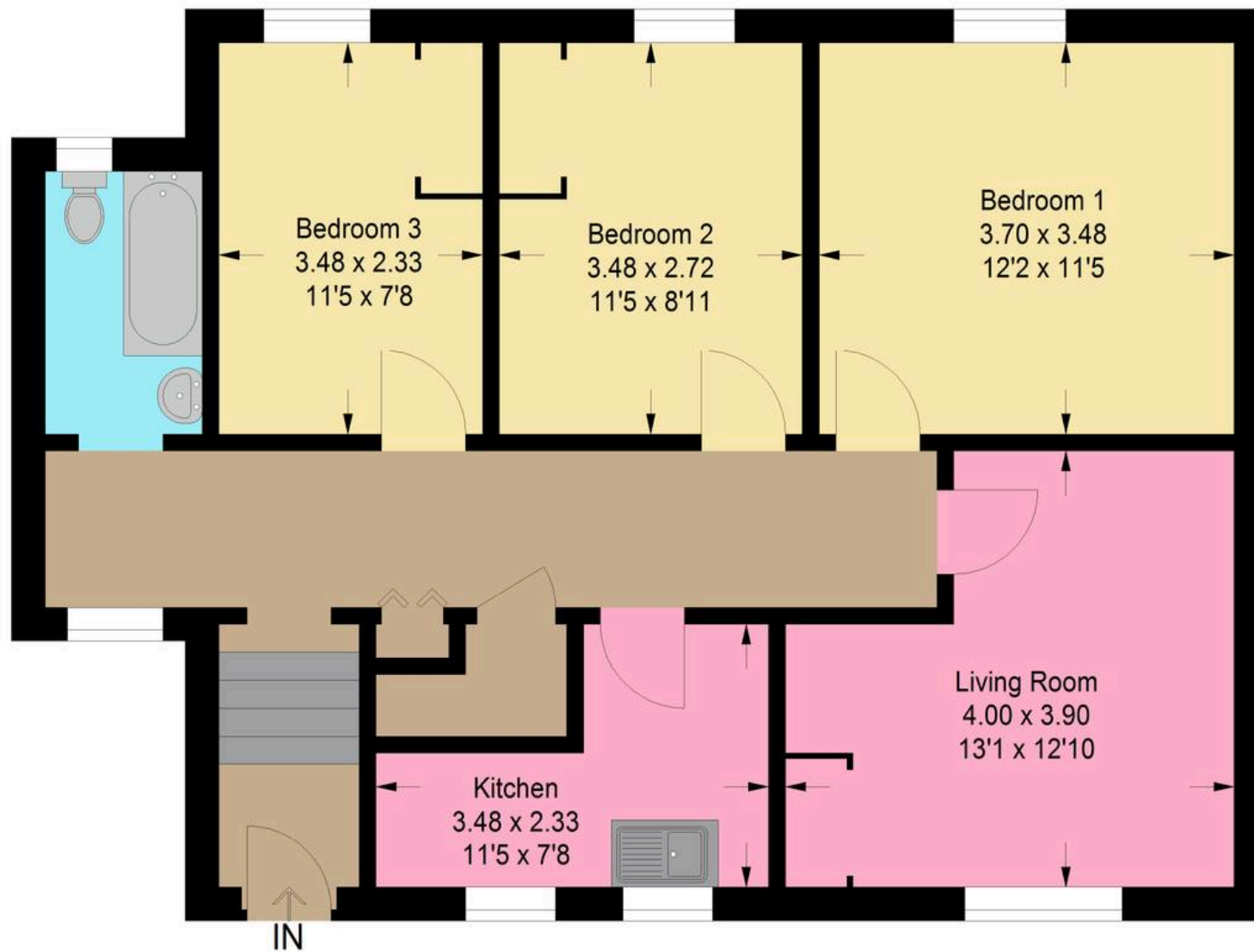


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