



2/10 East Main Street, Armadale

Offers Over £95,000





## 2/10 East Main Street

### Armadale

Welcome to 2/10 East Main Street, an immaculately presented, two-bedroom maisonette flat offering stylish, low-maintenance living in the vibrant heart of Armadale. Beautifully finished and thoughtfully upgraded, this charming upper flat blends modern comfort with elegant simplicity, making it an ideal choice for first-time buyers, savvy investors, or those seeking to downsize without compromise.

Set within a traditional building with shared access, the property is approached via a private stairwell that immediately sets the tone for what lies beyond, a bright, welcoming, and well-cared-for home where every detail has been considered.

On the lower level, you'll find a generous double bedroom calm, comfortable, and filled with natural light offering the perfect retreat for guests, homeworking, or restful nights. Adjacent to this sits the spacious bathroom, presented in a fresh neutral palette and featuring a large walk-in shower with modern fittings. Clever under-stair storage enhances functionality, providing a discreet spot for linens, cleaning essentials, or seasonal items.

Freshly redecorated with crisp white paintwork and new soft grey carpeting throughout, the home feels fresh, modern, and move-in ready, a true blank canvas just waiting for your personal style to shine.



Venture upstairs and you're welcomed into a generously sized beautifully bright and airy lounge. Dual built-in storage cupboards keep things tidy and clutter-free, while a Velux window invites daylight to pour in, creating a cosy yet uplifting living space perfect for relaxing or entertaining. Across the landing, the kitchen impresses with its chic and contemporary design. Stylish sage green cabinetry is paired with light grey worktops and matte black hardware, creating a timeless yet on-trend look. There's ample storage and workspace here, making everyday cooking a joy.

Completing the top floor is the principal bedroom, a peaceful haven tucked away at the rear of the property. With sloped ceilings, soft light from the Velux window, and a tranquil ambiance, it's the ideal spot to unwind at the end of the day. Perfectly situated on Armadale's bustling Main Street, this fantastic flat places you at the heart of the action while still offering a sense of privacy and peace. Step outside and you're within easy reach of everything from Scotmid, Aldi, and Asda, to a variety of local cafés, takeaways, salons, and independent retailers. The nearby medical centre and pharmacy ensure day-to-day essentials are always close to hand.

Families will appreciate the proximity to the well-regarded Armadale Primary School and Armadale Academy, both just a short walk away.

For commuters, Armadale Train Station is a 15–20 minute walk and offers direct services to Edinburgh Waverley and Glasgow Queen Street, making it a brilliant base for city workers. Excellent road connections to the M8 motorway provide quick access across the Central Belt, whether you're heading east or west.

Whether you're starting out, investing, or simplifying your lifestyle, 2/10 East Main Street offers an exciting and effortless opportunity to enjoy stylish living in a well-connected and community-focused town.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: B

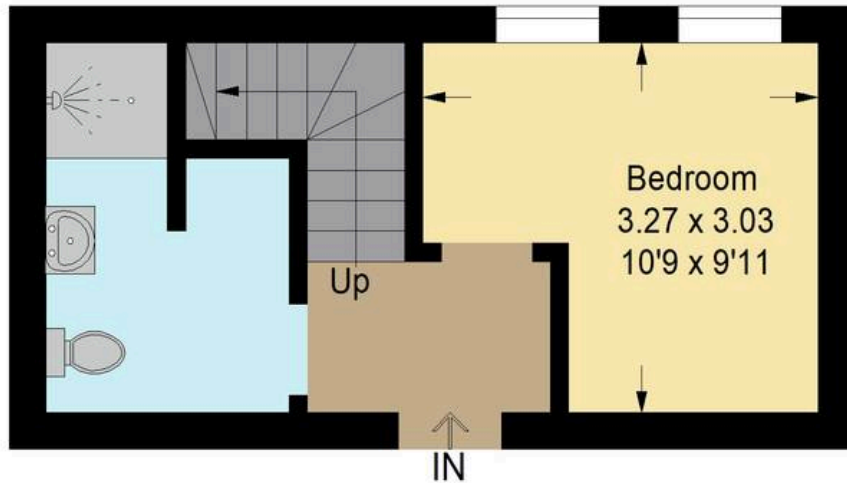








Approximate Gross Internal Area = 72.3 sq m / 778 sq ft



First Floor



Second Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1215044 / Ref:90836)





## Bridges Properties

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