



10 Ewart Avenue, Armadale

Offers Over £135,000



## 10 Ewart Avenue, Armadale

Welcome to Ewart Avenue, a beautifully refurbished two bedroom home offering a fresh, clean feel throughout and ready to welcome its next owner. As you enter the home, you are greeted by a long, bright corridor finished in neutral décor with warm wood effect flooring. This welcoming space offers excellent practicality with two generous storage cupboards, ideal for coats, shoes and daily essentials and also provides a convenient door leading directly out to the rear garden. Turning left is when you will arrive at the main hall of the home where the sense of light and space becomes immediately clear. In front of you sits the impressive open-plan living and dining area, a wonderfully bright dual aspect space filled with natural light thanks to the jewel effect patio doors at both the front and rear of the room. Sunlight streams through from each side of the house, enhancing the soft neutral décor and warm flooring. A decorative mantelpiece acts as a charming focal point, adding character and presence. The room provides a generous layout, allowing for both a comfortable lounge area and a dining table, creating an ideal setting for relaxing or entertaining. From the dining section, patio doors open directly onto the south facing rear garden, offering a lovely outlook and an easy transition to outdoor living.

Returning to the hallway, on the right hand side you will find a large storage cupboard positioned neatly beneath the staircase, perfect for household items and essentials that need to be kept organised and out of sight. Directly across from this is the beautifully refurbished kitchen. Brand new and never before used, it features neutral modern cabinetry paired with stylish sage green toned tiling and warm wooden worktops.



The room is flooded with natural light from the wide window overlooking the garden and its well planned layout offers excellent cabinet space along with room for a small dining table or breakfast setup, making it both practical and inviting. Heading upstairs, a window on the stairwell brightens the entire staircase and landing, emphasising the crisp white finishes and giving the upper level a bright, airy feel. On this floor you will find two generously sized double bedrooms, both freshly painted in white to create a perfect blank canvas for personal style and furnishings. Each room feels spacious, peaceful and ready to be transformed to suit the needs of its new owner.

To the rear of the upper level sits the family bathroom, finished to a high standard with full white tiling and a contrasting black border for a modern touch. The suite is in excellent condition and includes a brand new electric shower, with a rear window offering welcome ventilation and natural brightness. Completing the home is the south facing rear garden, accessible from both the hallway and dining area, capturing sunlight throughout the day and providing a wonderful space for outdoor enjoyment.

Situated in a highly convenient location, the property is within walking distance of St Anthony's Primary School and a short walk from Armadale Main Street where you'll find GP practices, dentists, shops, hairdressers, services, cafés and well-loved local sports clubs everything you need right on your doorstep. The property less than a five minute drive to Armadale Primary School and Armadale Train Station, making commuting straightforward.

Ewart Avenue offers a beautifully refreshed, move in ready home with bright interiors, generous room sizes and a fantastic location, making it an excellent choice for anyone seeking comfort, convenience and modern living in the heart of Armadale.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

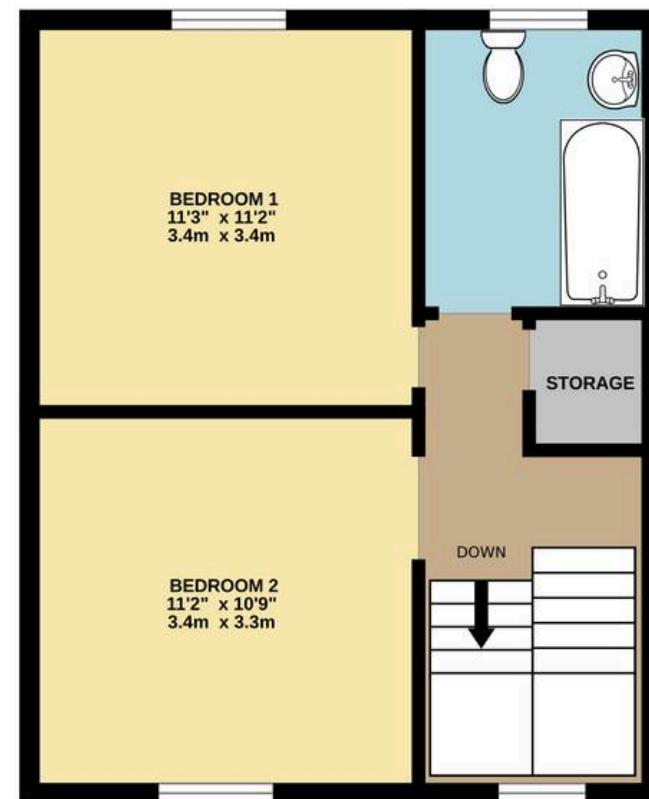
EPC Environmental Impact Rating: C



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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