





Gorgeous 2 Bedroom Ground Floor Apartment!

Niall McCabe & RE/MAX Property are delighted to bring to the market this large 2-bedroom ground apartment located in the ever-popular locale of Dalryell Place, Armadale. The property enjoys sublime internal finishes, very spacious room sizes along with a free-flowing layout & perfectly landscaped gardens – an ideal first home!

Armadale is an expanding town perfectly situated for the commuter. A train station provides excellent links to Edinburgh and Glasgow with a regular service in either direction. The M8 and M9 motorways are also easily accessible. The town offers a good selection of shops and services for everyday needs, with a more comprehensive range available in nearby Bathgate and Livingston. There is a selection of schooling for all ages available within the town, whilst there is also a choice of restaurants and a fitness centre with a swimming pool.

The home report can be downloaded from our website.

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Hallway

14' 1" x 5' 7" (4.28m x 1.70m)

Lovely hallway finished in a neutral palette with plush carpeting flooring, access to all main accommodation & central lighting.

Lounge

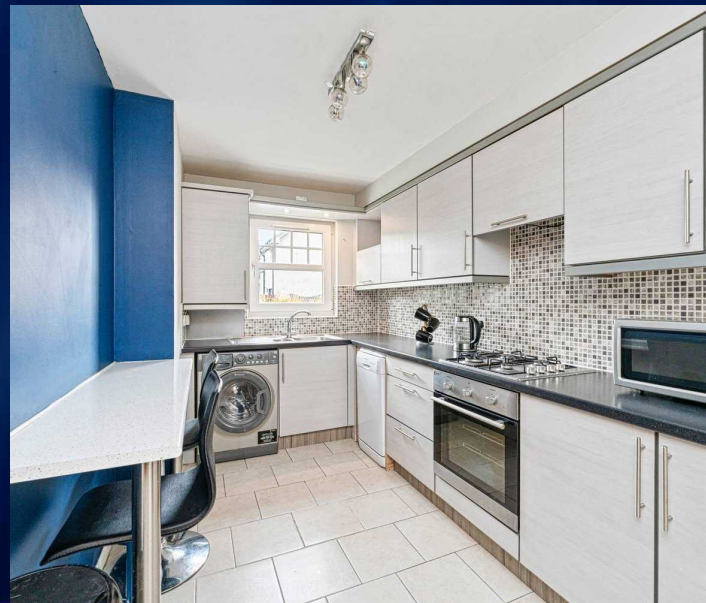
13' 11" x 11' 7" (4.25m x 3.52m)

Located to the rear of the property, here you access the beautiful lounge area – a stunning room with ample floorspace and patio doors leading onto the rear garden – giving a wonderful sense of connectivity. The room has been perfectly styled with welcome bursts of Navy and a contrasting floor design.

Kitchen

13' 7" x 7' 2" (4.13m x 2.18m)

The designer inspired kitchen/diner is a great size with an abundance of base & wall mounted units, integral appliances and a picture window overlooking the front aspect which floods the space with light. There is also a handy breakfasting bar – ideal for those quick mid-week breakfasts & evening nibbles with family.



Bedroom 1

10' 5" x 9' 1" (3.17m x 2.78m)

Gorgeous principal bedroom located to the rear of the property, which has been impeccably styled in light neutrals with complimenting Oak flooring and skirts. The room enjoys fitted storage and central lighting.

Bedroom 2

10' 10" x 8' 8" (3.29m x 2.64m)

A 2nd double room which overlooks the well-kept front garden and estate, it has been styled in modern tones and also enjoys lovely Oak floors, fitted wardrobes and ample floorspace for various furniture layouts.

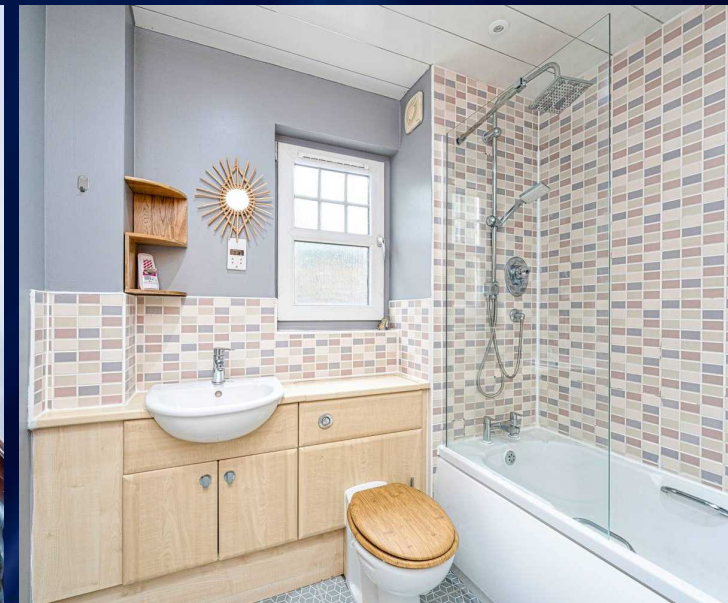
Family Bathroom

7' 3" x 6' 9" (2.20m x 2.07m)

Completing the internal accommodation is a lovely 3-piece family bathroom which comprises of bathtub with overhead shower, wash basin & W.C – both sunk into a stunning vanity, which offers additional storage.

Exterior

Externally the property is accompanied by stunning gardens. The rear is a tropical oasis and has been designed with low maintenance as top priority! There is a lovely, turfed section, pretty patio which his ideal for Al-fresco dining and a large storage shed.





FLOOR PLAN



GROSS INTERNAL AREA
 FLOOR PLAN 86.2 m²
 EXCLUDED AREAS : SHED 3.5 m²
 TOTAL : 86.2 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

Remax Property, Remax House - EH54 6TS

07940 230896 • nmccabe@remax-scotland.net • www.remax-livingston.net



Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.