



13 Ochilview Square, Armadale

Offers Over – £90,000

Spacious lounge with feature fireplace and stylish décor. • Contemporary kitchen-diner with ample storage and dining space. • Two well-proportioned bedrooms with excellent built-in storage. • Bright, fully tiled bathroom with shower over bath. • Double glazing and gas central heating throughout. • Central location close to local shops, schools, and transport links.



Mason Homes brings to the market this well-presented two-bedroom apartment in popular Ochilview Square, Armadale.

Council Tax band: A

Tenure: Freehold

- Spacious lounge with feature fireplace and stylish décor.
- Contemporary kitchen-diner with ample storage and dining space.
- Two well-proportioned bedrooms with excellent built-in storage.
- Bright, fully tiled bathroom with shower over bath.
- Double glazing and gas central heating throughout.
- Central location close to local shops, schools, and transport links.

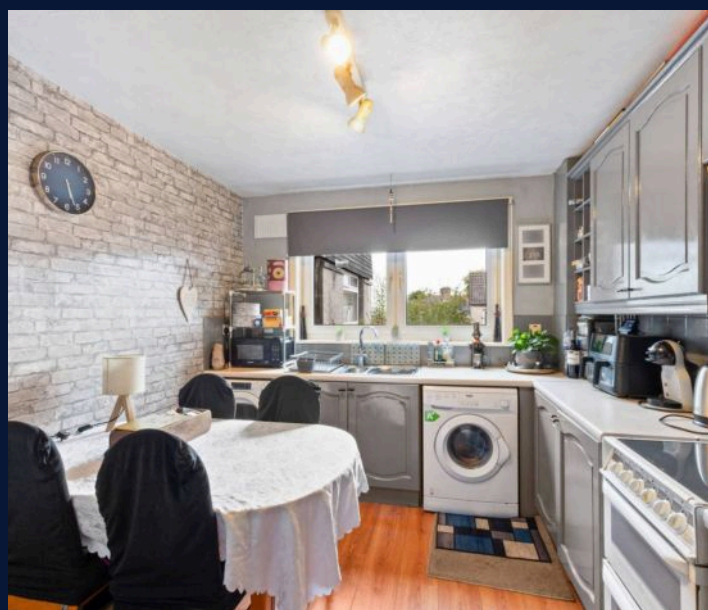


Lounge

A bright and generously proportioned lounge featuring large dual-aspect windows that flood the room with natural light. The space is enhanced by a charming feature fireplace with decorative surround, ideal for cosy evenings. Tasteful décor includes a vibrant accent wall with botanical wallpaper, complemented by neutral tones and elegant cornicing. Ample room for both relaxing and entertaining, with flexibility for various furniture arrangements. Finished with a detailed patterned ceiling, warm carpeting underfoot, and a lovely bay-style window area perfect for plants or reading.

Kitchen Diner

A well-proportioned kitchen diner with attractive grey cabinetry, ample worktop space and room for all modern appliances. A large window offers pleasant outlooks while letting in great natural light. The dining area comfortably accommodates a family table and chairs, perfect for everyday meals or hosting guests. Finished with stylish décor including brick-effect walls and wood-style flooring.





Master Bedroom

A generous master bedroom designed for comfort and practicality. Fitted wardrobes and overhead storage maximise space and keep the room clutter-free. The decor is neutral with pops of colour, and plenty of room for additional furniture including a dressing table. A large window ensures the room is light and bright, making it a relaxing retreat at the end of the day.

Bathroom

Fully tiled family bathroom with three-piece suite including bath with overhead electric shower, pedestal sink, and WC. Bright décor with eye-catching yellow accents, and a large frosted window for plenty of natural light and privacy.

Bedroom Two

A versatile second bedroom currently set up as a fun and functional child's room, with space for a double bed or bunk bed plus extra seating. Dual-aspect window for plenty of light.



COMMUNAL GARDEN

Well-maintained communal terrace with secure gated access and allocated storage units. Stylishly presented with colourful planters and space to relax outdoors, perfect for socialising or enjoying some sunshine in a peaceful setting.



