



**Robertson Court, Armadale, Bathgate, EH48 3LS**

**welcome to**

## **Robertson Court, Armadale, Bathgate**

Introducing this 2 Bedroom end-terrace bungalow, which is ideally situated in a highly sought-after residential area. The property offers a comfortable living space for those seeking a home of this style & viewing is certainly recommended to fully appreciate all that this bungalow has to offer.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



This property is sure to appeal to a wide demographic of potential purchasers, including those who perhaps require one level living.

The accommodation comprises of a spacious Sitting/Dining Room which is the perfect place to simply relax or unwind, whilst also creating a central hub for socialising & the ideal retreat where friends & family will naturally gather at the start & end of the day; a large window to the front aspect allows light to flourish into the room. Next, we gravitate to the Kitchen, which is tailored with an array of wall & base units plus fitted worktops; the Kitchen provides convenience & ample storage, whilst a door provides handy access out to the rear garden. There are Two well-proportioned Bedrooms, with one of the rooms benefiting from in-built storage & completing the accommodation on offer is a Shower Room comprising of a shower cubicle, WC & wash hand basin. There is also a good range of in-built storage space to be found throughout the home.

Externally, to the front there is a low maintenance, gravelled garden & the rear garden is mainly mono-blocked, with a gravelled area. There is also residents parking to the front of the property & the property is being sold with no onwards chain.

Located in Armadale, this property boasts close proximity to local amenities/shops, restaurants & the transport network is ideal for the commuter.

### **Entrance Hallway**

### **Sitting Room**

14' 11" x 12' 4" ( 4.55m x 3.76m )

### **Kitchen**

12' max x 9' 9" ( 3.66m max x 2.97m )

### **Bedroom**

11' 1" x 9' 6" exc storage ( 3.38m x 2.90m exc storage )

### **Bedroom**

11' x 10' 5" ( 3.35m x 3.17m )

### **Shower Room**



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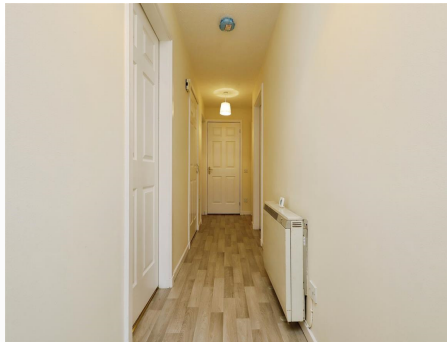
- End terrace Bungalow
- Spacious Sitting Room
- Kitchen
- 2 well-proportioned Bedrooms
- Shower Room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

**£125,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:

STI109661 - 0002

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