



24 South Street, Armadale, Bathgate, West Lothian, EH48 3ES



- Good size bedrooms 4 Double and 1 Single
- Conservatory
- Gas Central heating
- Mature big garden to the rear
- Private off-street parking for multiple cars
- Easy access to local shops and Main Street



Stefania Massone and Re/Max Property are delighted to present to the market this detached 5 bedrooms house in the heart of Armadale, close to the town center amenities and services.

The property is perfect for big or growing families and comprises of vestibule, entrance hall, lounge, separate dining room, kitchen, conservatory, 4 generous size double bedrooms, a single bedroom, separate WC downstairs and a family bath/shower room/WC

Floored loft for added storage space. Mature garden to the rear, a workshop and a large driveway providing off street parking for up to 6 cars.

Early viewing is highly recommended.





Vestibule - 4' 0" x 4' 0" (1.22m x 1.22m)

Door located on South Street gives access to the vestibule that leads to the hallway

Entrance Hall - 22' 5" x 8' 8" (6.83m x 2.64m)

The long hallway gives direct access to the lounge, dining room and stairway leading to the bedrooms and upstairs bathroom.

Lounge - 14' 9" x 14' 0" (4.49m x 4.26m)

Spacious lounge with double glazed window to the front. Built in shelving unit with storage and an electric fire with wooden fire surround.

Dining Room - 12' 0" x 12' 7" (3.65m x 3.83m)

The separate dining room offers a good size entertainment space family gathering. Laminated floor and built-in storage unit with wine rack. Window to the rear overlooks the garden.

Kitchen - 12' 0" x 9' 0" (3.65m x 2.74m)

The kitchen is located to the rear of the property overlooking the garden and it is fitted with wall and base units.

WC - 5' 10" x 3' 7" (1.77m x 1.10m)

Comprising of WC and wash-hand basin

Conservatory - 16' 0" x 14' 7" (4.87m x 4.44m)

Luminous and ample conservatory to the rear of property. Double glazed window, laminated floor and door giving access to the rear garden. Optimal space for the family to relax and spend time together.

Bath/Shower room - 11' 6" x 9' 10" (3.5m x 3m)

Roomy family bathroom comprising of bathtub, oversized shower cubicle and WC. Frosted window to the rear.

Bedroom 1 - 13' 1" x 10' 6" (4m x 3.20m)

This bedroom (the smallest of the double sized ones) comprises laminate flooring and two storage cupboards. Window to the rear.

Bedroom 2 - 15' 0" x 14' 6" (4.57m x 4.42m)

Another spacious bedroom with laminated flooring. Windows are facing the front and side of the property.

Bedroom 3 - 9' 0" x 10' 5" (2.74m x 3.17m)

Oversized single bedroom with double glazed window facing the front of the property.

Bedroom 4 - 16' 3" x 13' 0" (4.95m x 3.96m)

Another generous size bedroom with carpet and 2 double glazed windows facing to the rear.

Master bedroom - 16' 3" x 14' 3" (4.95m x 4.34m)

Spacious and luminous Master bedroom with large, double-glazed windows to the front and side of the property.

Rear Garden -

A must-see garden with plenty of space for entertaining. Large lawn, a man-made pond, sitting area, all surrounded by flowers, trees and shrub. A true oasis in the middle of town.

Shed - 18' 0" x 12' 0" (5.48m x 3.65m)

Large shed to the rear currently utilised as a workshop.

Driveway -

Situated to the side of the house, the large and long drive provide space for up to 6 cars, as well as access to the property via the conservatory.



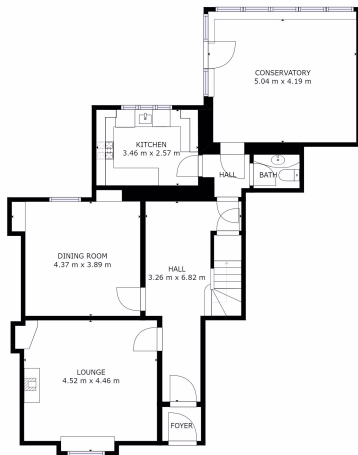


RE/MAX PROPERTY

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Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E		56	76	(39-54) E		46	72
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC		Scotland		EU Directive 2002/91/EC	



GROSS INTERNAL AREA
FLOOR 1: 73 m², FLOOR 2: 115 m²
EXCLUDED AREAS: CONSERVATORY: 22 m²
TOTAL: 186 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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