



76 Morgan Way
Armadale, EH48 2JB



VMH SOLICITORS



76

Morgan Way

Attractively presented and well proportioned Executive Detached Villa occupying a large corner plot in this modern yet mature residential development.

- Executive detached villa
- Well maintained and tastefully upgraded
- Flexible family accommodation
- Gas central heating and double glazing
- Integral garage
- Landscaped private gardens
- Large corner plot
- Lounge
- Kitchen/dining room
- 4 bedrooms (2 with en-suite)
- Family bathroom
- W.C. and utility room

Home Report: £290,000

EPC Rating: C

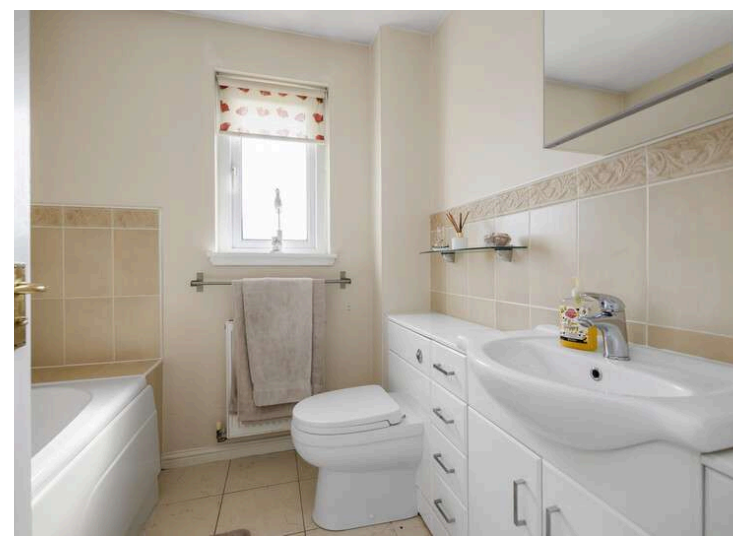


The property has been well maintained and tastefully upgraded by its present owners and boasts flexible family accommodation comprising reception hall, bay windowed lounge, spacious open plan kitchen/dining/family room with doors providing direct access to the enclosed rear garden, utility room, cloakroom/WC, master bedroom en-suite, guest bedroom en-suite, two further bedrooms and family bathroom.

There are mature areas of landscaped private garden ground to the front and rear of the building, along with off-street parking for a number of cars and an integral single garage.

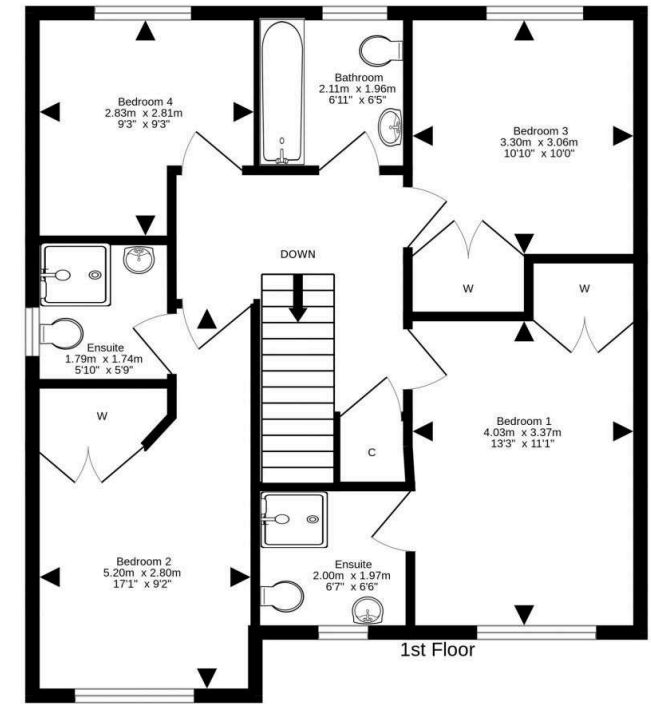
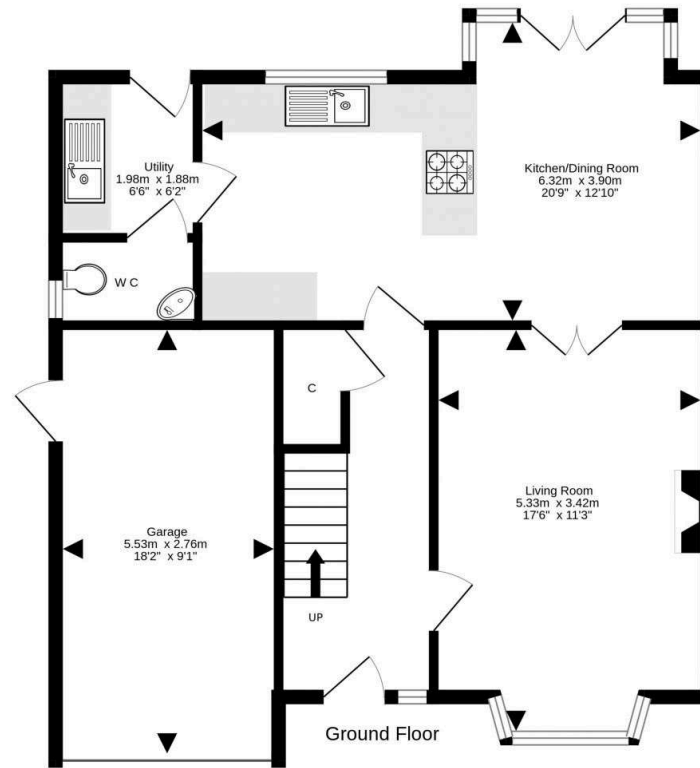
Early viewing is highly recommended to fully appreciate what is on offer.

Extras - To include the white goods (American style fridge/freezer, electric oven, gas hob, dishwasher, washing machine and tumble dryer) carpets curtains and blinds.





Armadale is a well regarded West Lothian town lying well within commuting distance of both Edinburgh and Glasgow. In addition to small local shops, both Tesco and Morrisons have stores within neighbouring Bathgate, whilst nearby Livingston is home to the Almondvale Centre, Freeport Leisure Village and Livingston Designer Outlet. Recreational facilities include a golf course or Becaigs and Almondell Country Parks which are easily accessible. Schooling at all levels is catered for. An efficient bus service operates throughout the town and to other areas, whilst Bathgate Railway Station and easy vehicular access to the M8/ M9 motorway networks ensure easy commuting throughout the central belt.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



VMH SOLICITORS

WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 26267 E: property@vmh.co.uk

DX: 552210, Edinburgh 68

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.