

# Property Connections



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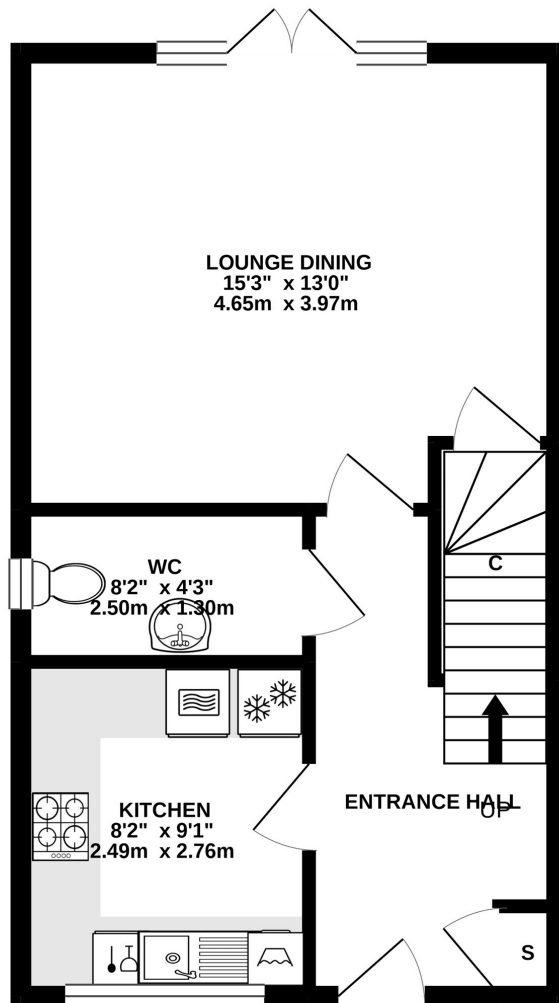
**01506 650 550**



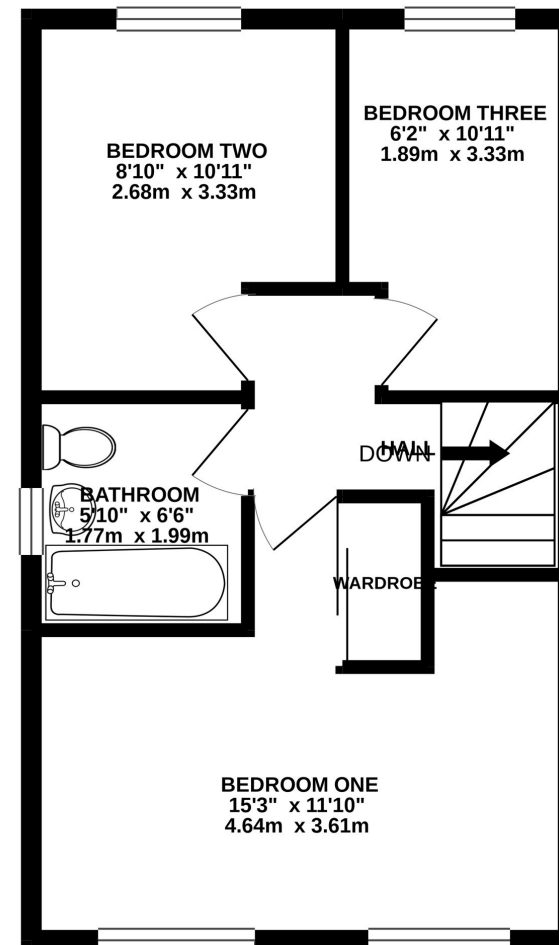
**40 Station Road, Armadale**

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GROUND FLOOR



1ST FLOOR



Ideally located with an open outlook to the front and a sun trap rear garden to the rear, this spacious three bedroom family home offers excellent accommodation over two levels and is a short walk to Armadale railway station.

The entrance hall is beautifully finished with sleek porcelain tiling and gives access to the kitchen, lounge/dining room, cloakroom and stairway to the upper level.

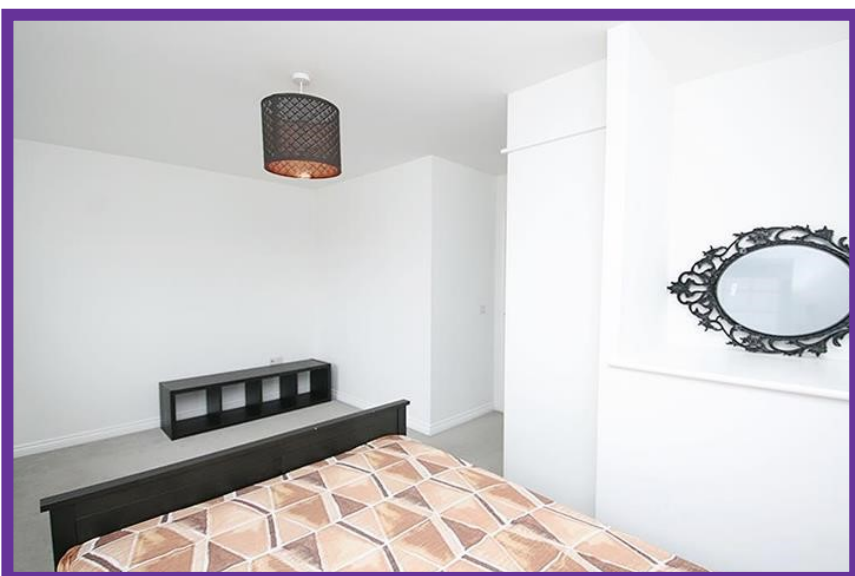
Ideally located to the rear of the property offering a tranquil outlook over the west facing rear garden, the well proportioned lounge/dining room boasts neutral decor with wood effect laminate flooring. Storage cupboard.





The modern kitchen is fitted with an excellent range of base and wall mounted units with complementary worktop.

Integrated appliances include the gas hob with chimney hood, wall mounted electric oven, fridge freezer, dish washer and washing machine. Porcelain floor tiles.

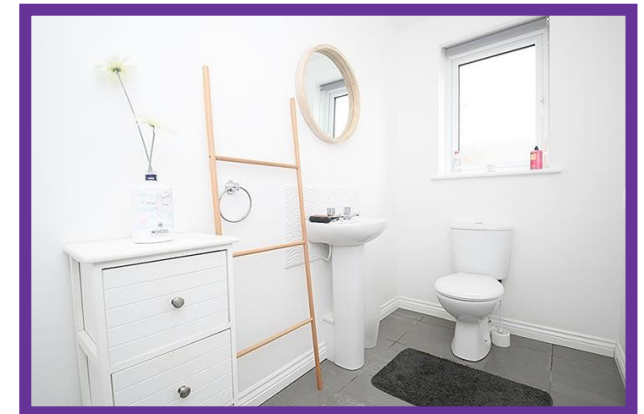
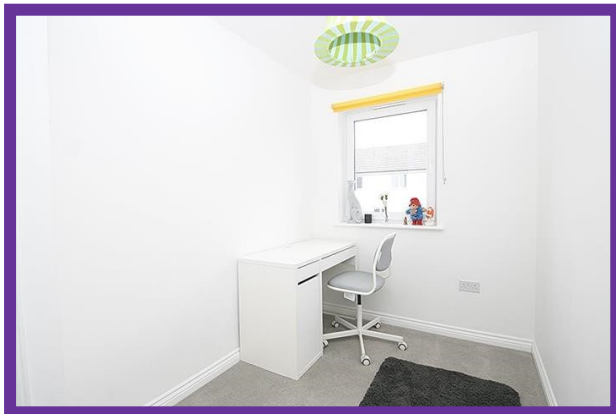


With double windows offering lots of natural daylight, bedroom one is a spacious double bedroom with fitted wardrobes offering excellent storage. Carpet flooring.



Bedrooms two and three are located to the rear of the property and are both finished with neutral décor and carpet flooring.

The family bathroom has an opaque glazed window for natural daylight and fitted with a white suite with mains fed shower over the bath, with full height wall tiling within the shower area. Porcelain floor tiles. The living level cloakroom is ideally located off the entrance hall.





The west facing rear garden is fully enclosed and laid mainly to lawn with a paved patio at the French doors leading into the lounge.

Allocated and visitor parking is available to the rear of the property.

Included in the sale are all fitted floor coverings, window blinds, curtains and curtain poles and integrated kitchen appliances.

**Whilst the above particulars are believed to be correct, they are not warranted and do not form part of any contract.**