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44 Temple Avenue

Armadale, EH48 2LR

Offers over £90,000



Spacious ground floor flat situated in a popular and sought after locale within the town of Armadale.

This property is in move in condition but has ample scope to put your own stamp on it.

Comprising of two double bedrooms, lounge, fitted kitchen and shower room. this is an ideal starter home but also might be of interest to the buy to let market.



Description

This spacious ground floor flat, nestled in a quiet cul-de-sac, presents an excellent opportunity for first-time buyers to step onto the property ladder. The flat is move-in ready and boasts its own front and back doors. The generously sized lounge provides ample space for relaxation, while the fitted kitchen features base and wall units, complementary worktops, a gas hob, and an electric oven. Additionally, there are three built-in storage cupboards.

The property comprises two double bedrooms and a convenient shower room. Outside, the rear garden is enclosed and primarily laid to lawn, while the front garden features decorative stones. A driveway provides off-street parking. Double glazing, good storage options, and gas central heating enhance the property's appeal.

Armadale

Armadale has a good variety of shops within the town with more extensive shopping facilities available in nearby Bathgate and Livingston. A regular bus service runs to and from Edinburgh city centre and the surrounding areas with the property ideally placed for the M8 motorway, which provides for easy access to Glasgow. Armadale also has the added benefit of the newly opened rail link connecting Edinburgh and Glasgow. There are Primary and Secondary schools in Armadale with recreational needs more than adequately catered for by way of golf courses and local swimming pool with the surrounding countryside allowing for leisurely walks.

Lounge 14'9" x 12'9" (4.5 x 3.9)

Kitchen 7'10" x 10'5" (2.4 x 3.2)

Bedroom 1 9'10" x 15'1" (3.00 x 4.6)

Bedroom 2 9'0" x 11'9" (2.75 x 3.6)

Shower Room 4'9" x 6'5" (1.46 x 1.98)

Storm Porch 6'5" x 3'3" (1.96 x 1.00)

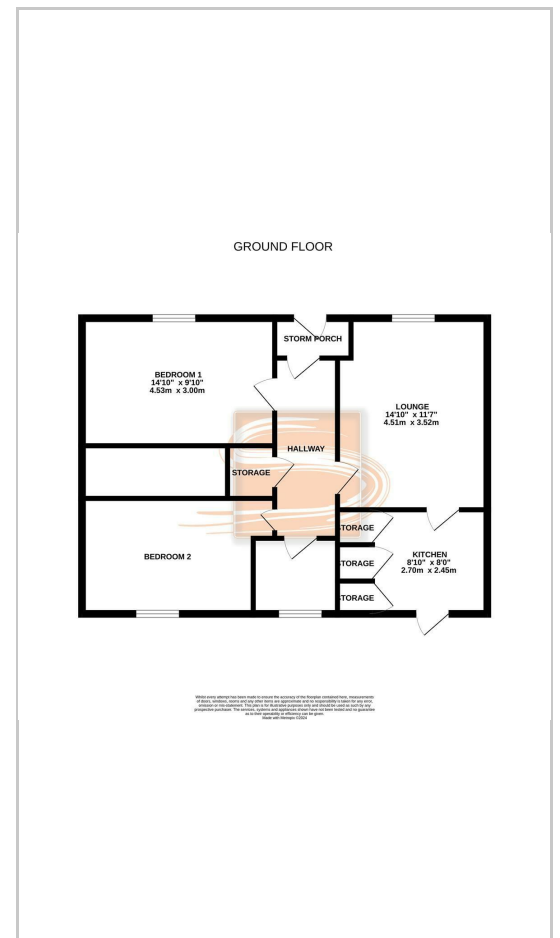
Contact Us

To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

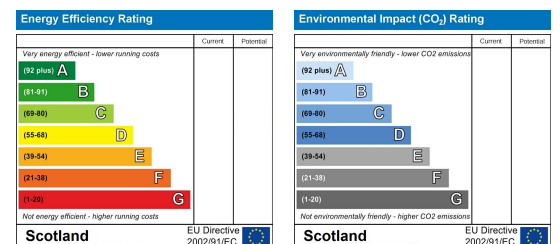
Area Map



Floor Plans



Energy Efficiency Graph



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