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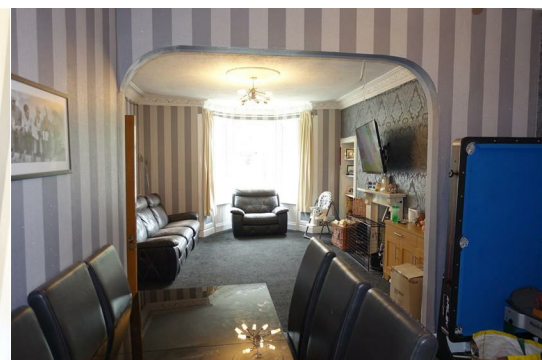
14 Academy Street

Armadale, Bathgate, EH48 3JD

Offers over £230,000



This deceptively spacious end terrace cottage boasts five spacious bedrooms, providing ample space for a growing family. This property has excellent potential and has some lovely features including ceiling cornice and ceiling rose. The out building to the rear will suit a variety of business including car mechanics and builders. Viewing is essential to fully appreciate the potential and size of this cottage.



Description

14 Academy Street, Armadale is a deceptively spacious end-terraced cottage. This property offers immense potential despite requiring some internal upgrading. Notable features include decorative cornices and a ceiling rose.

The Ground Floor comprises:

Reception Hallway: With storage space under the stairs.

This delightful ground-floor property offers convenient living for those with mobility needs. Featuring two spacious bedrooms, it caters to comfort and accessibility:

Bedroom One: A double bedroom with an en suite shower room'

Bedroom Two: Perfectly suited for the less mobile, this bedroom boasts an en suite WC. The thoughtful layout ensures comfort and independence.

Open-Plan Lounge and Dining Room: The lounge features a multi-fuel fire as its focal point, along with a bay-style window, decorative cornicing, and a ceiling rose.

Fitted Kitchen: Equipped with ample base and wall units, complementary worktops, a ceramic hob, wall-mounted ovens, and a microwave. Adjacent to the kitchen is a utility area housing the washing machine and tumble dryer.

Bathroom: Located on the ground floor, it includes a roll-top bath and a separate shower.

The Upper Level comprises:

Two double bedrooms.

One single bedroom/study.

External Features:

Driveway for off-street parking and rear access.

Outbuilding suitable for various purposes, including a garage/workshop or storage.

Good-sized garden primarily laid to lawn.

The property benefits from gas central heating. Ideal for families seeking a future-proof home or those with mobility considerations.

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/Diner 24'7" x 13'9" widest (7.5 x 4.2 widest)

Kitchen 9'6" x 11'1" (2.9 x 3.4)

Utility Area 7'0" x 5'9" (2.14 x 1.76)

Ground Floor Bedroom Front 9'10", 22'11" x 12'1" (3,7 x 3,7)

En Suite Shower 2'5" x 7'2" (0.75 x 2.2)

Ground Floor Rear Bedroom 10'8" x 12'1" (3.27 x 3.7)

En Suite WC 2'3" x 3'11" (0.7 x 1.2)

Bathroom 14'1" x 4'7" (4.3 x 1.4)

Bedroom 1 16'4" x 12'3" (5.00 x 3.75)

Bedroom 2 17'0" v x 10'5" (5.2v x 3.2)

Bedroom 3 8'2" x 7'2" (2.5 x 2.2)

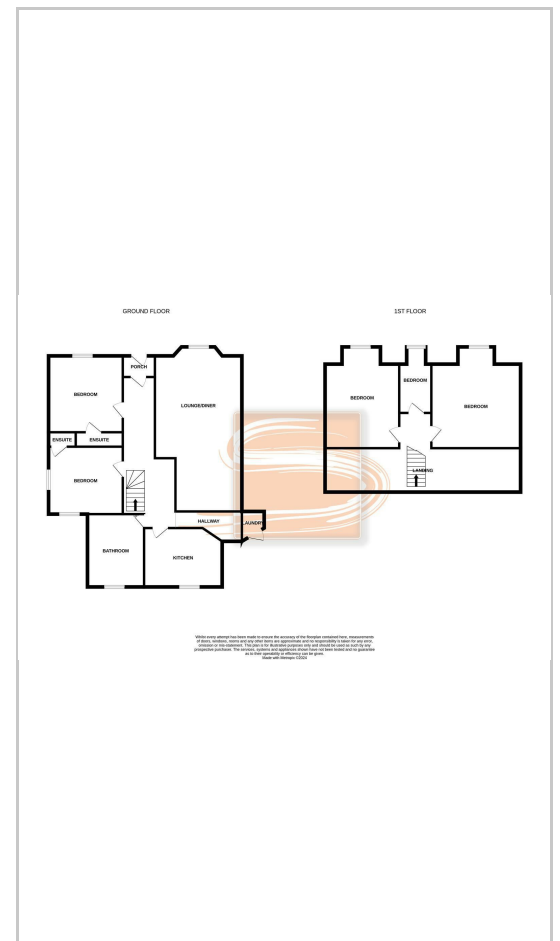
Contact Us

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

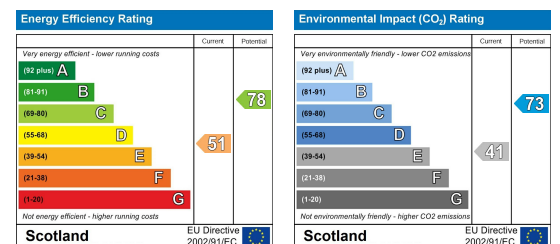
Area Map



Floor Plans



Energy Efficiency Graph



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