



sneddons
solicitors & estate agents



107 Millburn Crescent

Armadale, EH48 3RD

Offers over £165,000



Nestled in a tranquil cul-de-sac within a highly sought-after residential area, this delightful semi-detached bungalow is perfectly positioned for easy access to Armadale's town centre. Presented to the market in move-in condition, this charming home is ideal for a variety of buyers, including those who are less mobile, retirees, and anyone looking to downsize.



Description

Nestled in a tranquil cul-de-sac within a highly sought-after residential area, this delightful semi-detached bungalow is perfectly positioned for easy access to Armadale's town centre. Presented to the market in move-in condition, this charming home is ideal for a variety of buyers, including those who are less mobile, retirees, and anyone looking to downsize.

Key Features:

Gas Central Heating & Double Glazing: Ensuring comfort and energy efficiency.

Off-Street Parking: Convenient driveway providing ample space.

Low Maintenance Gardens: Featuring a mix of grass and chipped areas, a patio to the rear where you can enjoy the sunny days , the garden is perfect for easy upkeep.

Detached Outbuilding: Previously used as a garage, offering additional storage or potential for other uses.

Accommodation:

Reception Hallway: Entered from the side, featuring built-in storage cupboards.

Lounge: A good-sized room overlooking the front garden, with a featured fireplace and gas fire as the focal point.

Dining Kitchen: Spacious and modern, equipped with ample base and wall units, complementary worktops, electric hob and oven oven, and built-in storage cupboards.

Shower Room: Includes a vanity unit housing the wash hand basin and WC.

Bedrooms: Two generously sized bedrooms.

Situated on a generous corner plot, this property offers a peaceful retreat with the convenience of being close to local amenities. Early viewing is highly recommended to fully appreciate the quality and appeal of this lovely bungalow.

Don't miss out on this fantastic opportunity – contact us today on 01501 733200 to arrange a viewing!

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 local swimming pool with the surrounding countryside allowing for leisurely walks.

Lounge 15'5" x 10'2" (4.7 x 3.1)

Kitchen Diner 13'9" x 10'5" (4.2 x 3.2)

Bedroom 1 10'9" x 9'6" (3.3 x 2.92)

Bedroom 2 8'6" x 9'6" (2.6 x 2.92)

Shower Room 6'6" x 5'5" (2.00 x 1.67)

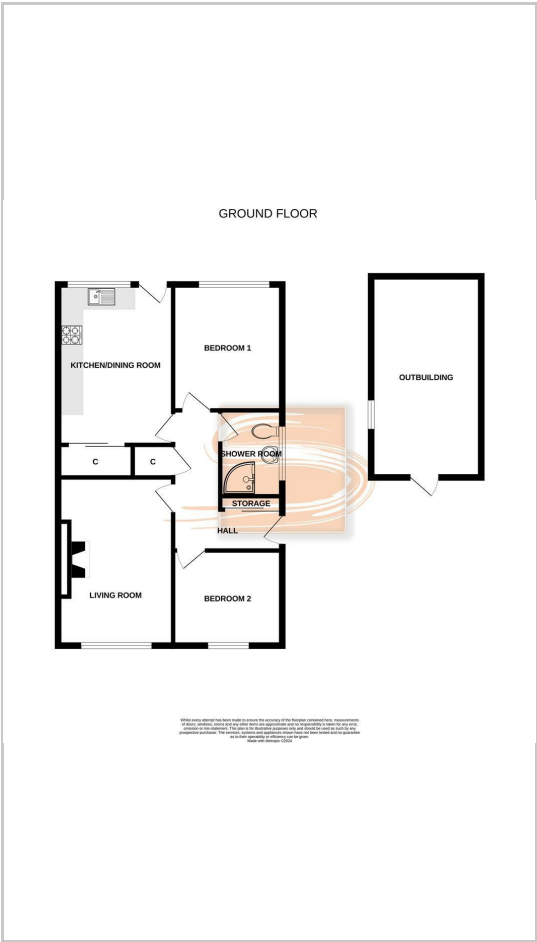
Contact Us

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

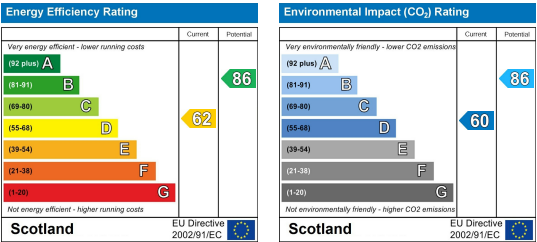
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.