

Turpie
&Co



22



Heathervale Walk, Armadale, EH48 2LL

Visit www.turpies.com
or telephone 01506 668448



22

Heathervale Walk, Armadale



Presented in turn-key condition, this three-bedroom end-terrace family home promises a comfortable lifestyle close to Armadale's amenities, schooling, and transport links.

Boasting well-kept front and rear gardens and spanning two floors, the impressive property comprises a spacious dual-aspect living room opening to the south-west-facing rear garden; a large and bright kitchen; three light-filled and versatile double bedrooms; and a stylish family bathroom.

With on-street parking and lying in a popular residential setting, this is an exciting opportunity and a must see.

What's special about this house

- A three-bedroom end-terrace Armadale home, offered in turn-key condition, boasting a spacious layout, modern interiors, and private front and rear gardens.
- Generously proportioned living room spanning the length of the home and boasting French doors opening to the south-west-facing rear garden, perfect for entertaining and relaxing. The appealing decor includes plush carpeting, a statement accent wall, and living flame fireplace housed in a stylish mantelpiece.
- Large south-west-facing kitchen looking over the rear garden and offering external access to the side of the home. L-shaped in design, it boasts wood-inspired wall and floor cabinetry, quartz-effect worktops, and a tiled splashback in a natural hue. High-spec integrated appliances include a striking stainless-steel range cooker and extractor hood, and there is a built-in cupboard.
- Light-filled, tastefully decorated, and comfortable principal double bedroom
- Neat walled front garden and enclosed rear garden featuring a lawn bordered by timber decking and decorative stones. A garden shed is ideal for storage.
- On-street parking to the front.
- Popular residential location close to schooling, amenities, and transport links.
- A variety of amenities available in both Armadale and Bathgate.



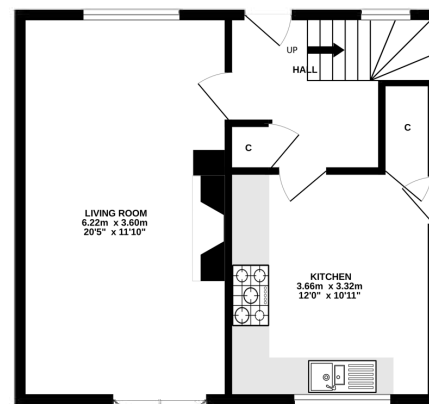
Location and Amenities

- Within easy reach of Armadale Primary School and Armadale Academy
- A popular residential setting
- Armadale's town centre offers a wide variety of pubs, restaurants, a library, post office, convenience stores, and local retailers
- Ideal commuter location close to the M8 with easy access to Edinburgh (25 miles) and Glasgow (28 miles); the M9 is a short drive away
- Armadale Train Station with regular and swift links to Edinburgh and Glasgow is a 5-minute drive
- Edinburgh International Airport is just 17 miles away
- Scenic green spaces within easy reach include Black Moss Nature Reserve and Polkemmet Country Park
- Near to family-friendly recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, Armadale Thistle Football Club, and Armadale Speedway
- Further array of retail and leisure amenities in Bathgate (2 miles)

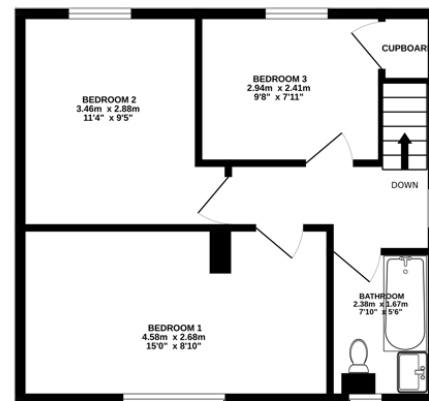
"Presented in turn-key condition, this three-bedroom end-terrace family home promises a comfortable lifestyle close to Armadale's amenities, schooling, and transport links."

Home Report valuation	£160,000
Internal floor area	81.5m ²
School catchment	Armadale Primary School Armadale Academy
Council tax band	B
EPC Rating	C
Train station	Armadale 1.3 miles

GROUND FLOOR



1ST FLOOR



Dimensions

Living Room	6.22 x 3.60m
Kitchen	3.66 x 3.32m
Bedroom 1	4.58 x 2.68m
Bedroom 2	3.46 x 2.88m
Bedroom 3	2.94 x 2.41m
Bathroom	2.38 x 1.67m

Extras

All floor coverings, light fittings, blinds, oven/hob, washing/dryer, fridge/freezer, garden hut and bedroom wardrobes (if wanted) are included.

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

Turpie Co

Pioneers in Property



Kirsty Black
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.