

15 Anderson Avenue, Off Station Road Armadale, EH48 3JY

OFFERS OVER £105,000



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- Upper villa flat in 1930's block of 4
- 2 double bedrooms & 1 single bedroom
- Bathroom and insulated loft space
- Gas central heating and timber double glazed windows
- Garden to side and rear with shed
- Popular commuter base with rail station
- EPC C

Description

This sizeable 3-bedroomed upper villa flat is part of a 1930's/brick built block of only four with private gardens. The property is entered via its own pvc entrance door at ground floor level. The layout (86sqm) comprises a living room, kitchen, two double bedrooms, a single bedroom and bathroom. The insulated loft may offer potential for conversion (subject to necessary consents).





Central Heating and Double Glazing

Gas central heating is installed which has been inspected annually. There is replacement double glazing complemented by cavity wall insulation and loft insulation.

Garden

A fenced area of garden to the side and rear of the block is owned solely by number 15. A timber shed has been erected.

Location

Anderson Avenue is less than ½ mile from the rail station and within a 10-minute walk of the main shopping centre. Armadale is a very popular and well established commuter town of West Lothian. There are both primary and secondary schools together with recreational pursuits including golf courses and a local swimming pool. The surrounding countryside and Polkemmet Country Park allow for leisurely walks. Armadale has a rail station which along with the nearby M.8 offer fast access to the cities of Edinburgh and Glasgow. Bathgate (3 miles) and Livingston (10 miles) offer a wider range of recreational pursuits.

Home Report

The mortgage valuation is £110,000 and the link to the Home Report is available via the ESPC web site.

Council Tax Band and EPC

The property lies in Council Tax Band A and has a C-rated Energy Performance Certificate.

Extras

The price includes carpets, washing machine and fridge/freezer and shed. A double wardrobes and other items of furniture can also remain (if required).

Viewing

By appointment with the Agent - telephone 0131 229 3399 (0759 58 20611 out with office hours).





15 ANDERSON AVENUE, ARMADALE EH48 3JY
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,029 SQ FT / 95 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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