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

OFFERS OVER £105,000



- · 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.

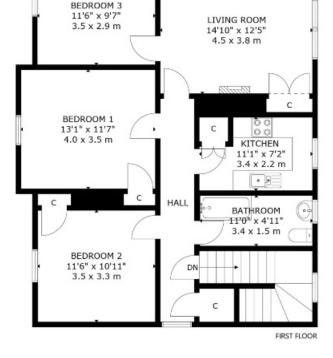
### Extras

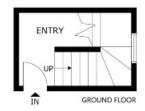
The price includes carpets, washing machine and fridge/freezer and shed. A double wardrobes and other items of furniture can also remain (if required).

# 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. Copyright © Nest Marketing www.nest-marketing.co.uk

