



Malcolm Jack
& Matheson

59 Bridgecastle Road,
Armadale, Bathgate EH48 3NX



OFFERS OVER
£135,000

**EXCEPTIONAL TWO-BEDROOM
TERRACED PROPERTY
PRESENTED IN IMMACULATE
MOVE-IN CONDITION.
BOASTING PICTURESQUE
COUNTRYSIDE VIEWS, A
DELIGHTFUL PRIVATE GARDEN,
AND THE CONVENIENCE OF
AMPLE ON-STREET PARKING.**

**HALL
LOUNGE
DINING ROOM
KITCHEN
2 DOUBLE BEDROOMS
SHOWER ROOM
FRONT & REAR GARDEN
AMPLE ON STREET PARKING
GCH & DG
EPC C**



SITUATION

Armadale is a well regarded West Lothian town lying well within commuting distance of both Edinburgh and Glasgow. In addition to small local shops, both Tesco and Morrisons have stores within neighbouring Bathgate, whilst nearby Livingston is home to the Almondvale Centre, Freeport Leisure Village and Livingston Designer Outlet. Recreational facilities include a golf course or Beecraigs and Almondell Country Parks which are easily accessible. Schooling at all levels is catered for. An efficient bus service operates throughout the town and to other areas, whilst Bathgate Railway Station and easy vehicular access to the M8/M9 motorway networks ensure easy commuting throughout the central belt.

PROPERTY

59 Bridgecastle Road presents a beautifully

proportioned two-bedroom terraced home nestled on a tranquil residential street with delightful countryside views. Perfectly positioned for convenience, the property enjoys proximity to essential local amenities including shops, post office, and health centre, while excellent motorway connections provide seamless access to the central belt and beyond. This exceptional home would suit first-time buyers or a small family.

The property has been thoughtfully maintained and offers immediate move-in appeal throughout. The bright and generously proportioned accommodation comprises a welcoming lounge, dining room, modern fitted kitchen, two large double bedrooms, and a stylish modern shower room. Additional benefits include excellent built-in storage, efficient gas central heating, and energy-saving double glazing throughout.

The outdoor spaces are equally impressive, featuring attractive garden areas to both front and rear. The front garden combines well-maintained lawn with a patio, while the fully enclosed rear garden offers wonderful entertaining potential with twin lawn areas, patio space, and an attractive pergola. The convenience of ample on-street parking further enhances the property's appeal.

ACCOMMODATION

HALL 3.18M X 2.39M (10'5" X 7'10")

Welcoming entrance hall. Built in cloak cupboard. Built in storage cupboard under the stair. Vertical radiator. Carpeted staircase. Laminate flooring.



LOUNGE 3.71M X 3.39M (12'2" X 11'1")

Bright and spacious lounge with window to the front. Radiator. TV point. Laminate Flooring.

DINING ROOM 2.50M X 2.30M (8'2" X 7'7")

Perfect for entertaining. Window to the rear. Radiator. Laminate flooring.

KITCHEN 3.55M X 2.83M (11'8" X 9'3")

Modern fully fitted kitchen with window to overlooking the rear garden. Integrated sink and drainer, oven and electric hob and cooker hood. Free standing washing machine. Built in storage cupboard housing a fridge/freezer. Laminate flooring. Radiator. Door out to the rear garden.

LANDING 2.40M X 0.97M (7'11" X 3'2")

Window at the foot of the staircaes. Hatch to attic providing storage space. Built in airing cupboard. Built in storage cupboard. Carpet.

BEDROOM ONE 4.10M X 3.28M (13'5" X 10'9")

Large double bedroom with window to the front. Ample space for bedroom furniture. Built in double wardrobe. Fireplace. Radiator. Carpet.

BEDROOM TWO 4.10M X 2.83M (13'5" X 9'3")

Spacious double bedroom with built in double

wardrobe housing the boiler. Window to the rear. Radiator. Carpet.

SHOWER ROOM 1.95M X 1.67M (6'5" X 5'6")

Stylish fully fitted three-piece suite comprising walk in shower with mixer shower, wash hand basin with storage underneath and WC. Opaque window to rear. Vertical radiator. Laminate tiled flooring.

GARDENS AND GROUNDS

The property boasts an attractive front garden featuring a well-maintained lawn complemented by a practical paved patio area. To the rear, a fully enclosed private garden offers excellent outdoor entertaining space with twin lawn sections, patio area, two useful storage sheds, and a charming pergola. The convenience of ample on-street parking further enhances the property's appeal.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances. The free-standing washing machine, fridge/freezer and the two storage sheds are also included in the sale.

VIEWING

Call Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or by emailing property@malcolmjack.co.uk

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Photographs & Floorplan by Mike Dooley Photography 07730 560286

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

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