

campbell  
smith

11 Robertson Gardens,  
Armadale, Bathgate,  
EH48 2GX



- Beautifully presented detached villa
- Walking distance of train station
- Family sized accommodation
- Cul de sac setting
- Generous south facing garden with Summerhouse
- Sitting room
- Dining room
- Breakfasting kitchen
- Utility room
- Downstairs wc
- Master bedroom with en suite shower room
- 3 further bedrooms
- Family bathroom with separate shower
- Excellent storage
- Gas central heating & double glazing
- Double width drive & single garage
- Within walking distance of railway station

Offers Over : £295,000





















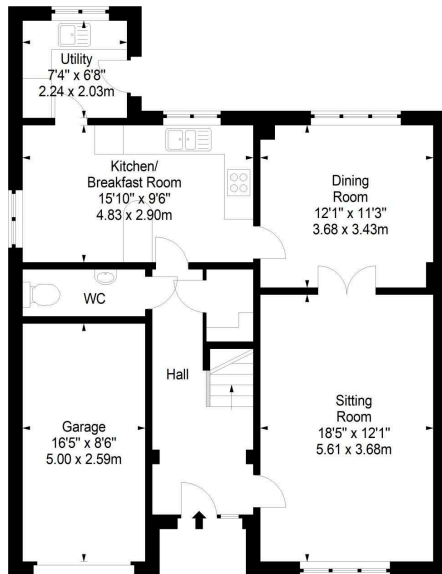




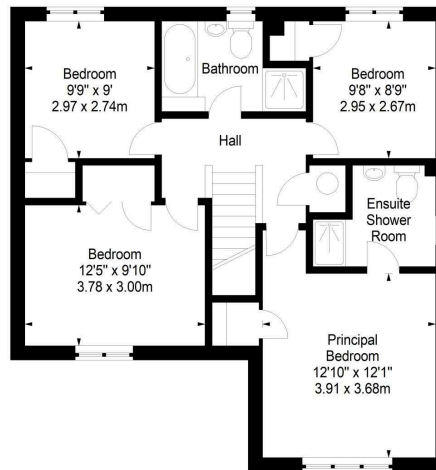
**Robertson Gardens, EH48 2GX**



Approx. Gross Internal Area  
1471 Sq Ft - 136.66 Sq M  
Garage  
Approx. Gross Internal Area  
140 Sq Ft - 13.01 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



First Floor



**Extras**  
The fitted carpets, curtains, blinds, kitchen white goods & summer house included. The furniture is available



**Buses**  
Morgan Way – 6. Station Way – 6. N18, X18



**Shops**  
Asda on Station Road



**Schools**  
Southdale PS, Armadale Academy



**Parking**  
Double width driveway with single garage



**Council Tax Band – E**



**EPC – C**



**Factor**  
Greenbelt Group – Approx £ 41.16 quarterly for maintenance of open green spaces



**Viewing**  
Telephone Campbell Smith on  
0131 555 2999

**DISCLAIMER**

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



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