



24 Avondale Crescent  
Armadale EH48 3HL  
Offers Over £145,000

**Caesar & Howie**  
*Solicitors & Estate Agents*



## 24 Avondale Crescent

Armadale EH48 3HL

An excellent family home will be provided from this popular style and very spacious semi detached villa. The property stands on a sizable plot and within a well established and sought after area. All rooms are well proportioned and the property has excellent further potential for modernisation etc. There is also space at rear for a garage. The location has easy access to local amenities, schools, public bus/rail transport and shopping. Easy access to neighbouring Bathgate and surrounding towns. Flexible/early entry available. Chain free.

- **Wide entrance hall**
- **Lounge/dining room**
- **Fitted kitchen**
- **Rear porch/hall**
- **Three good size bedrooms**
- **Shower room**
- **Double glazing (Except rear door)**
- **GCH & DG**
- **Driveway/space for garage**
- **Sizable gardens**
- **Council Tax Band B**
- **Floor area: 95 m2**

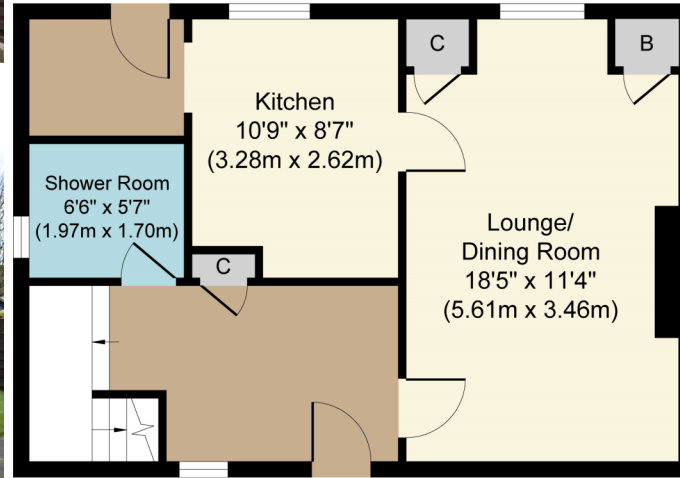


Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [property@caesar-howie.co.uk](mailto:property@caesar-howie.co.uk)

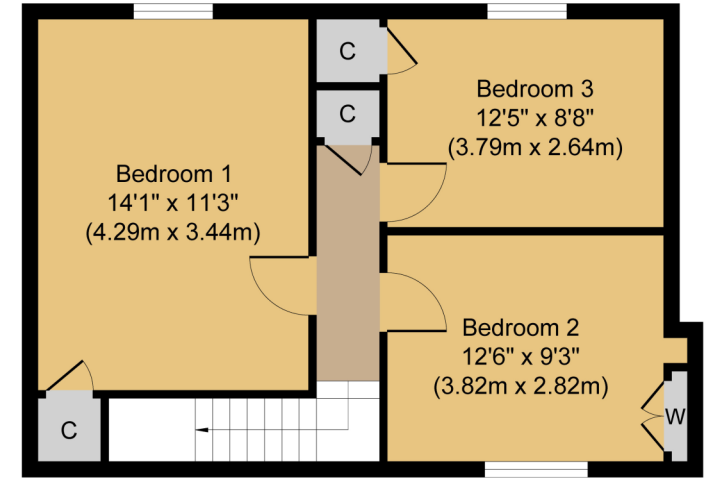


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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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