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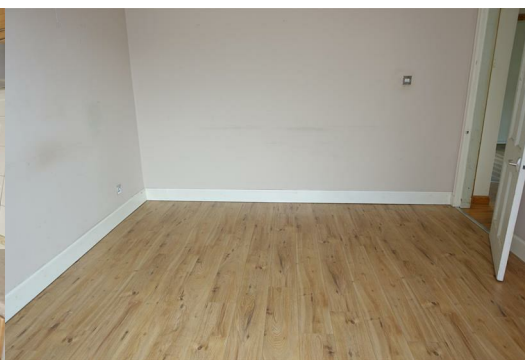
11 Brown Street

Armadale, Bathgate, EH48 3LB

Offers over £89,995



This property presents a wonderful opportunity for first-time buyers or anyone seeking a rental investment. Generous accommodation with two double bedrooms



Description

11 Brown Street presents a spacious upper cottage flat offering fantastic potential for those looking to place their own stamp on a property. While some cosmetic upgrading would enhance the home further, it already provides generous accommodation and will appeal strongly to investors and first-time buyers seeking value and opportunity.

The flat comprises a good-sized lounge, ideal for comfortable everyday living, along with two double bedrooms offering ample space for furnishings. The kitchen provides a practical layout with scope for modernisation, and the shower room completes the internal accommodation.

The property benefits from gas central heating and double glazing, ensuring warmth and efficiency throughout the year.

Externally, there is off-street parking available to the side of the building, along with a communal rear garden, providing outdoor space for relaxation or storage.

With its generous proportions, solid fundamentals, and excellent potential, 11 Brown Street represents an attractive opportunity in the current market.

Armadale

Armadale has a good variety of shops within the town with more extensive shopping facilities available in nearby Bathgate and Livingston. A regular bus service runs to and from Edinburgh city centre and the surrounding areas with the property ideally placed for the M8 motorway, which provides for easy access to Glasgow. Armadale also has the added benefit of the newly opened rail link connecting Edinburgh and Glasgow. There are Primary and Secondary schools in Armadale with recreational needs more than adequately catered for by way of golf courses and local swimming pool with the surrounding countryside allowing for leisurely walks.

Lounge 14'6" 11'5" (4.42 3.48)

Kitchen 10'5" x 6'10" (3.2 x 2.1)

Bedroom 45'8" x 9'4" (13.93 x 2.86)

Bedroom 9'4" x 11'0" (2.87 x 3.36)

Shower Room 6'10" 5'11" (2.09 1.82)

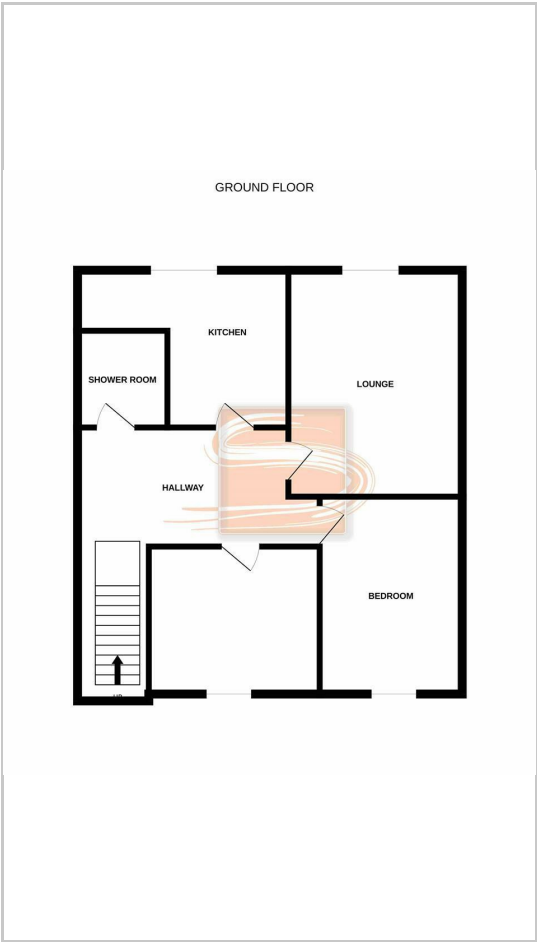
Contact Us

To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

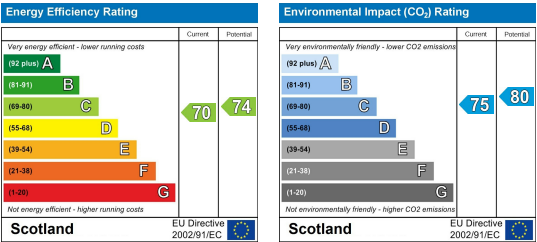
Area Map



Floor Plans



Energy Efficiency Graph



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