

Peterkin & Kidd

Solicitors and Estate Agents

118

WOODEND WALK
ARMADALE, EH48 3QR



OFFERS OVER £142,000

118

WOODEND WALK ARMADALE, EH48 3QR

Situated in an established area of Armadale and enjoying open aspects to the front, this 3 bed mid-terraced property is laid out over 2 floors with gardens to the front and rear.

The hall gives access to the ground floor accommodation with a large understair cupboard housing the fuse box and meter and a staircase leading to the upper floor.

The living room / dining room offers flexible space with a window to the front and a stone built fireplace with electric fire. The dining area has a shelved cupboard and space for freestanding furniture and a window to the rear.

A door leads to the kitchen which is fitted with wall and base units with 1.5 stainless steel sink and drainer, complementary worksurfaces and wet wall panelling to splashback. The 4 ring gas hob, extractor hood, oven and washing machine are included in the sale but are not warranted. There is a window to the rear and a door to the garden.

The upper hall has a hatch to the attic and gives access to the remainder of the accommodation.

Bedroom 1 is situated to the front of the property with a built-in wardrobe and space for freestanding furniture. A window to the front offers leafy open aspects.

The second double bedroom is to the rear of the property with ample space for freestanding furniture. A cupboard houses the boiler and hot water tank.

There is a further single bedroom to the front with leafy open aspects and an over stair cupboard.

The wet-wall panelled shower room is fitted with a 2-piece suite comprising a wash hand basin and WC. There is a separate shower cubicle with Triton shower.

ACCOMMODATION

Hall
Living room / dining room
Fitted kitchen
3 bedrooms
Shower room

Gas central heating, double glazing

GARDENS

There are gardens to the front and rear of the property.

The garden to the front is laid to lawn with a small deck. To the rear, there is a deck and a summerhouse and garden shed which are included in the sale. A gate at the rear leads to communal parking.

PARKING

There is communal parking to the rear of the property.





EXTRAS

All floor coverings, light fittings, curtains, blinds, electric fire, white goods as specified, the garden shed and the summer house are included in the sale.

SITUATION

Surrounded by open countryside, the expanding town of Armadale is ideally situated for commuting due to its railway station and excellent road links.

The town benefits from a range of local amenities including independent shops, cafes, supermarkets, primary and secondary schooling and leisure facilities.

VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

OTHER

COUNCIL TAX BAND: B

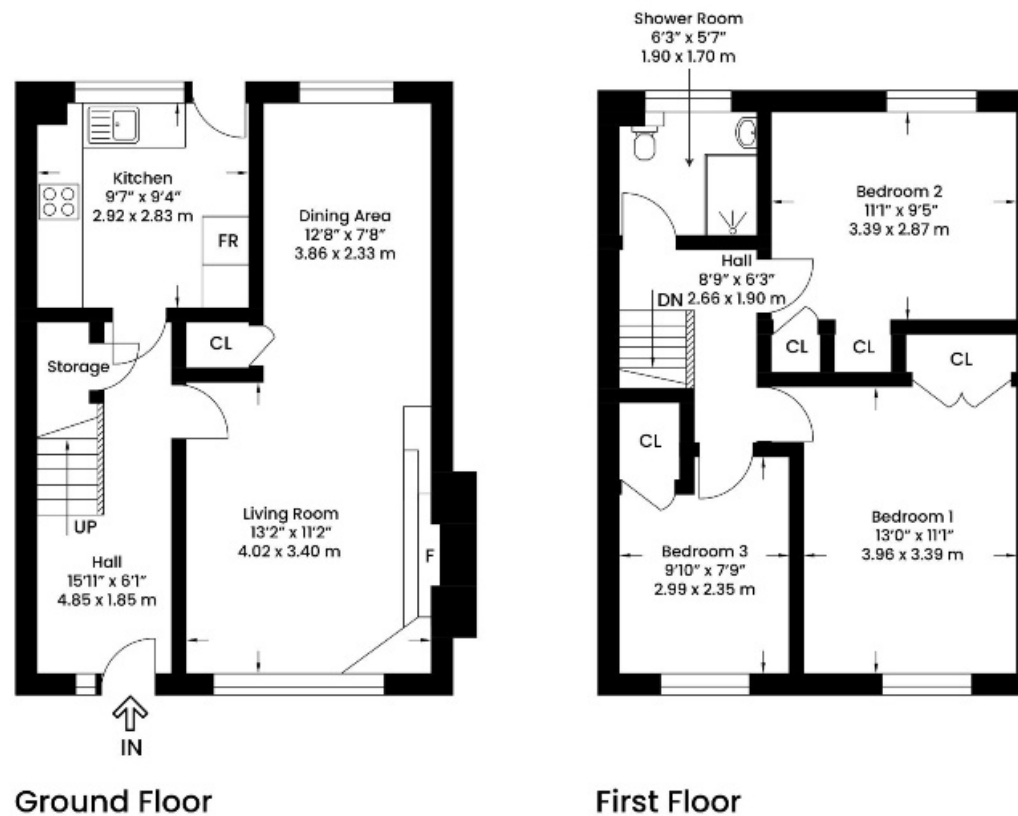
These particulars are believed to be warranted and will not form part of any contract of sale. All measurements are approximate. The property is being sold as seen.



WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.

EPC:C



Ground Floor

First Floor

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (to BS2027)
vistaBee 2020

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We can open doors for you

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