



2 Maxwell Grove
ARMADALE | BATHGATE | EH48 3FP


warners
solicitors & estate agents



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Warners are delighted to present this impressive, terraced villa by Avant Homes, offering bright, beautifully maintained accommodation in true walk-in condition. Forming part of a modern and well-planned development on the edge of Armadale, the property enjoys a peaceful setting with attractive countryside views, while remaining within easy reach of a wide range of local amenities, including well-regarded primary schooling and Armadale Academy located adjacent to the development.

Internally, the home provides thoughtfully designed, well-proportioned living space perfectly suited to modern lifestyles. Upon entering you are greeted by a light-filled living room, ideal for both relaxing and entertaining, flowing naturally into the contemporary kitchen/dining room area which has ample room for dining room with French doors giving direct access to the private landscaped rear garden. Between these spaces lies a convenient WC and a large storage cupboard, enhancing the practicality of the layout. Upstairs, the bedrooms are well sized and offer comfortable, flexible accommodation to suit families, professionals or those working from home. The bathroom facilities are finished in a modern style, boasting a stylish three-piece suite, shower over bath. Externally, the property benefits from private gardens to both the front and rear. The rear garden is laid to lawn with a patio area, providing a perfect setting for al fresco dining and outdoor entertaining, while enjoying the open outlook beyond. Further advantages include an allocated parking space, gas central heating, double glazing and solar panels, contributing to improved energy efficiency and reduced running costs. Early viewing is highly recommended!

Main Accommodation

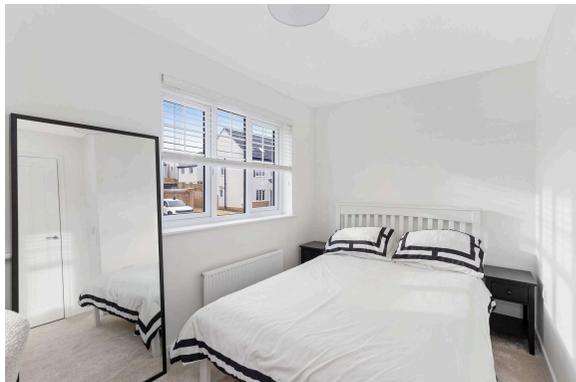
- Main Accommodation
- Bright and spacious living room
- Contemporary kitchen/dining room, with integrated appliances and French doors give direct access to rear garden
- Ground floor WC and good-sized storage cupboard
- Two double bedrooms
- Modern family bathroom with stylish three-piece suite, shower over bath
- Private gardens to front and rear
- Allocated parking space along with visitors parking
- Gas central heating, double glazing and solar panels
- Solar panels for improved energy efficiency

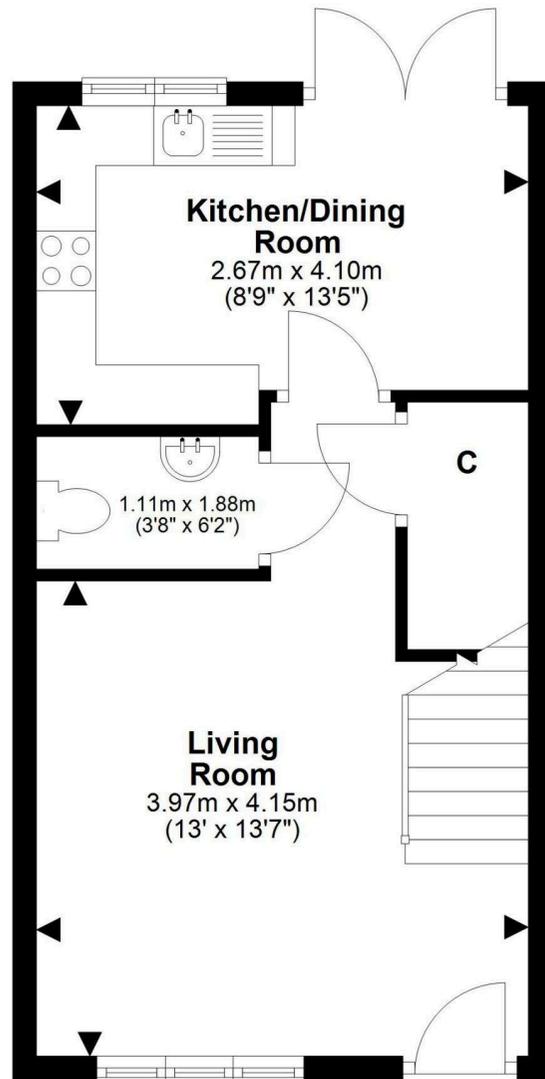
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



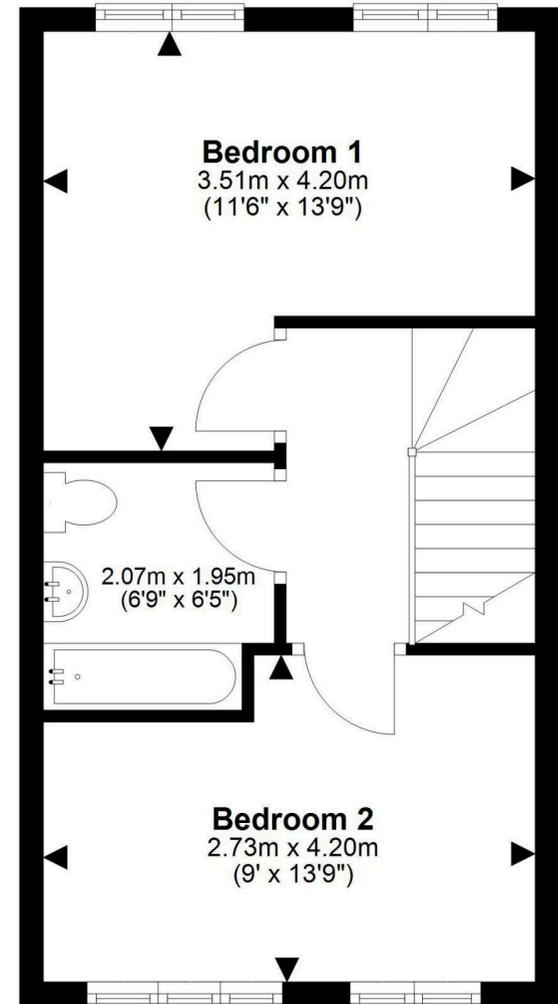
All integrated kitchen appliances will be included in the sale of the property, along with all blinds, mirrors & light fittings. EPC: C. CT: D.

Bathgate 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 the town 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.





Ground Floor



First Floor



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.