



117 Woodend Walk

Armada, Bathgate, EH48 3QP



Property Summary

Peacefully centred around a communal green, this three-bedroom mid-terrace house forms part of an attractive community in the town of Armadale. Providing a near equidistant commute to Edinburgh and Glasgow, it offers an excellent base for professionals, families, and downsizers seeking a slower pace of life in easy reach of the countryside and Scotland's major cities. The home further boasts two reception rooms, a spacious kitchen, and a quality shower room. Generous storage brings superb practicality, while a sizeable rear garden (that is fully enclosed) is ideal for summer barbecues.

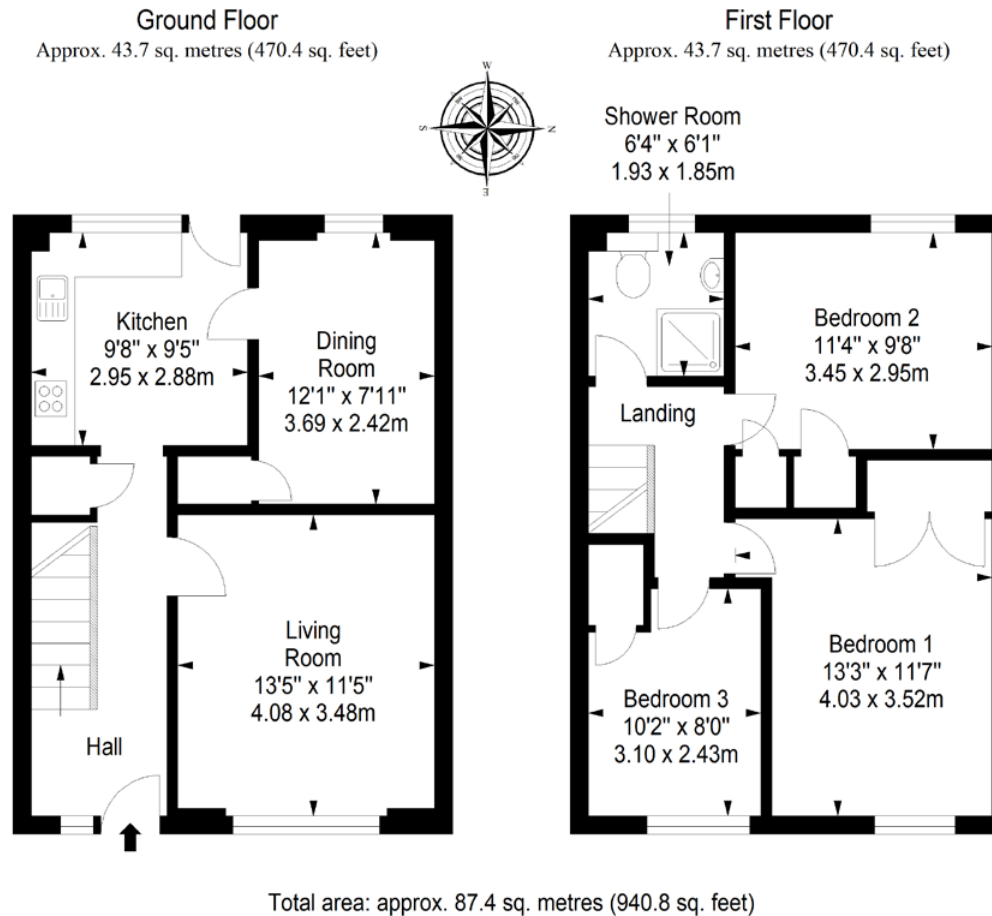
Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, fridge/freezer, dishwasher, and washing machine to be included in the sale.

Property Features

- A bright and airy mid-terrace house
- Desirable location in popular Armadale
- Naturally-lit entrance hall with storage
- Living room that is bright and airy
- Good-size dining room with storage
- Fitted kitchen with rear garden access
- Two double bedrooms with storage
- Versatile third bedroom with storage
- Bright three-piece shower room
- Low-maintenance front and rear gardens
- Unrestricted parking bays to the rear
- Gas central heating and double glazing
- EPC Rating - C



Floorplan



All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106