



# 125 Woodend Walk

Armadale, Bathgate EH48 3QP





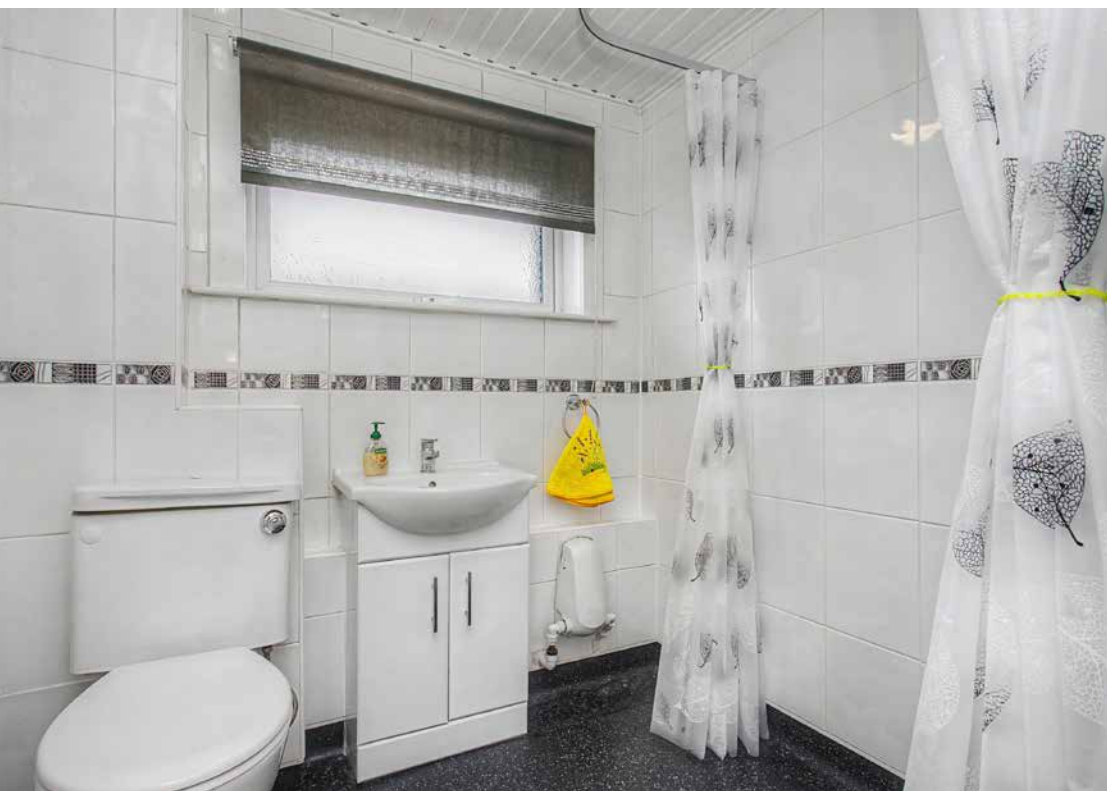
## Property Summary

Quietly positioned on a generous corner plot in Armadale, this spacious ground-floor flat offers bright, easily manageable accommodation ideal for a wide range of buyers. A welcoming hall with storage leads into a large living and dining room enjoying garden views and excellent natural light. The adjoining kitchen is fitted with modern wood-toned units and integrated appliances. There are two well-proportioned double bedrooms, including one with extensive mirrored wardrobes, alongside a practical wet room. The home further benefits from gas central heating, double glazing, private front and rear gardens, external storage, and convenient residents' parking nearby.

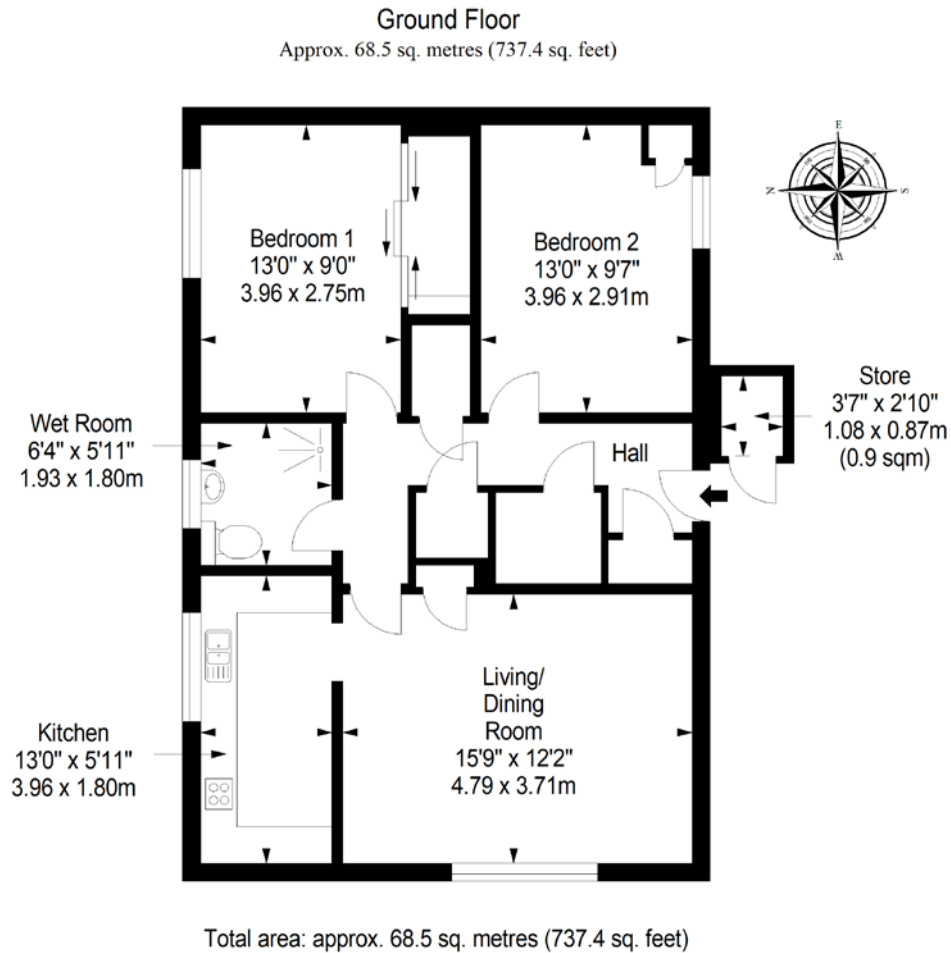
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## Property Features

- Spacious ground-floor flat on a generous corner plot
- Quiet residential setting in popular Armadale
- Bright living and dining room with garden views
- Modern fitted kitchen with wood-toned units
- Principle double bedroom with mirrored wardrobes
- Second double bedroom
- Practical wet room with easy-access shower
- Excellent built-in hall storage and external store
- Gas central heating and double glazing
- Private front and rear gardens
- Unrestricted parking nearby
- 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