



sneddons
solicitors & estate agents



84 Birkenshaw Way

Armadae, Bathgate, EH48 3QX

Price £150,000



FIXED PRICE £150 000

HOME REPORT VALUE £160,000

This delightful house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.



Description

FIXED PRICE £150 000

Entering from the rear, you step straight into the open-plan kitchen diner — a sociable and practical heart of the home. The kitchen is fitted with wall and base units, complementary worktops, a wall-mounted double oven, gas hob, and integrated appliances including the fridge-freezer and washing machine. The dining area flows naturally into the spacious lounge, which enjoys views over the front garden and the communal green. A built-in storage cupboard adds everyday convenience.

The upper level hosts three well-proportioned bedrooms. Bedroom two benefits from built-in wardrobes, while bedrooms one and three feature fitted wardrobes, ensuring excellent storage throughout. The family bathroom offers both a bath and a separate shower, ideal for busy households.

Externally, the front garden is enclosed and mainly laid to lawn, creating a pleasant outlook from the lounge. The rear garden is fully slabbed and can be used for off-street parking, adding valuable flexibility. The home is further enhanced by gas central heating and double glazing.

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 11'4" x 13'1",29'6" (3.46 x 4,9)

Kitchen Diner 9'2" x 17'10" (2.8 x 5.44)

Bedroom 1 9'6" x 13'1" (2.9 x 4.00)

Bedroom 2 9'10"x 9'0" (3.00x 2.75)

Bedroom 3 8'0" x 10'2" (2.45 x 3.1)

Bathroom 8'6" x 5'10" (2.6 x 1.8)

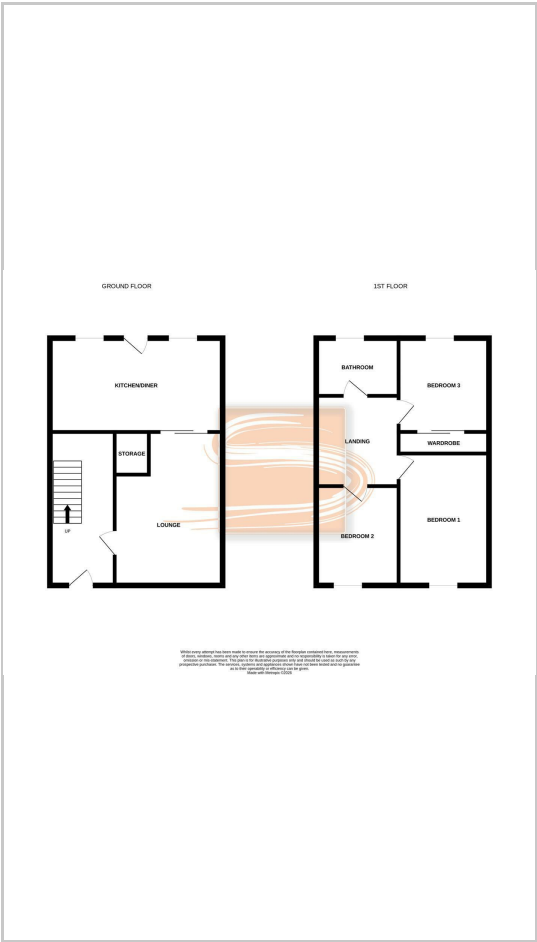
Contact Us

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

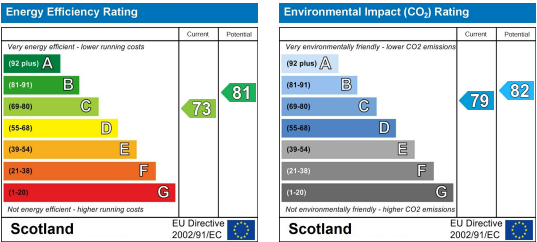
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.