



68 North Street, Armadale

£120



68 North Street

Armadale, Bathgate

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Hallway

Entered via a white uPVC half-glazed entrance door into a welcoming square hallway. Featuring oak-effect laminate flooring, a single wall light, and neutral décor throughout, the hallway provides access to the bathroom, bedroom, and lounge.

Lounge

15' 10" x 11' 5" (4.82m x 3.49m)

A spacious and bright lounge featuring a large front-facing double-glazed window that fills the room with natural light. Finished with oak-effect laminate flooring, neutral décor, and a centre ceiling pendant light. A feature electric fireplace with a white surround and black marble-effect inset provides an attractive focal point to the room. A small step down leads through to the kitchen.





Kitchen

10' 2" x 16' 3" (3.09m x 4.96m)

A bright and airy kitchen fitted with a comprehensive range of white high-gloss wall and base units, offering excellent storage space. The kitchen is equipped with a double oven, five-burner stainless steel gas hob, integrated fridge freezer, freestanding dishwasher, and freestanding washing machine. There is ample space to accommodate a dining table, making it ideal for everyday family meals. Natural light floods the room through two rear-facing and two side-facing windows, while a glazed door provides direct access to the rear garden. Further features include ceiling spotlights, grey tile-effect vinyl flooring, and a small radiator.





Bathroom

10' 10" x 5' 9" (3.31m x 1.76m)

A small step up into a well-appointed bathroom fitted with a white three-piece suite comprising a bath with mains shower over, WC, and wash hand basin with vanity storage beneath. The room features attractive burgundy sparkle wet wall panels to two walls, creating a stylish focal point, complemented by white wet wall panels to the remaining walls. Additional features include light grey mosaic-effect vinyl flooring, a radiator, extractor fan, and recessed ceiling spotlights, providing a bright and contemporary finish.

Bedroom

15' 9" x 10' 3" (4.81m x 3.12m)

A spacious double bedroom featuring a large front-facing window, allowing an abundance of natural light to fill the room. Finished with oak-effect laminate flooring, neutral décor, and a centre ceiling pendant light. Excellent storage is provided by a built-in cupboard with shelving, which also houses the consumer unit (fuse board), together with an extensive range of wardrobes along the rear wall and overhead storage cabinets above the bed. The room also offers ample space for additional freestanding bedroom furniture.





GARDEN

The property benefits from a generous south-facing rear garden, which is fully enclosed and offers a variety of outdoor spaces. A large decked area provides an ideal space for outdoor seating and entertaining, complemented by mature trees adding privacy and character. The lower section of the garden also features a small metal shed for storage. To the upper section, there is a large lawn area together with a slabbed patio, offering further space for relaxation and outdoor activities. A side gate provides convenient access to the front of the property.

FRONT GARDEN

The property benefits from a low-maintenance front garden enclosed by a wall and metal gate. A paved driveway provides off-street parking for one vehicle, complemented by a chipped area to the side. A side pathway offers convenient access through to the rear garden.

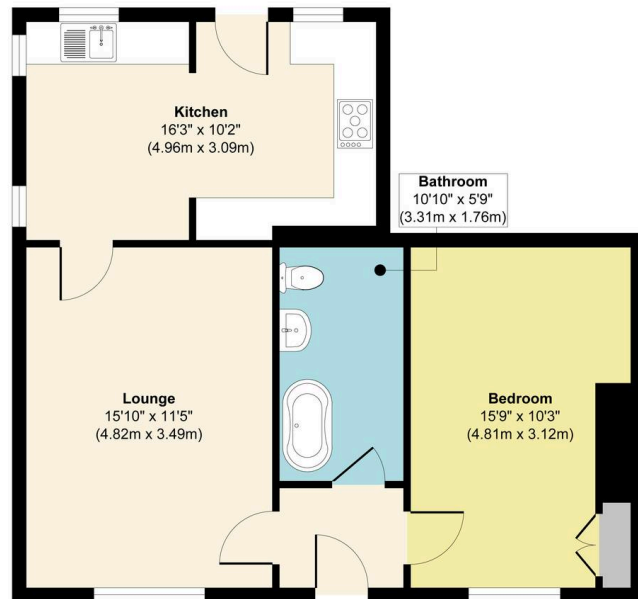
DRIVEWAY

1 Parking Space

A paved driveway to the front of the property provides convenient off-street parking for one vehicle, with additional on-street parking available.



68 North Street, Armadale, Bathgate, EH48 3QD



Floor Plan

Approx. Gross Internal Floor Area 614 sq. ft / 57.13 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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