sneddons
solicitors & estate agents



42/11 East Main Street

Armadale, Bathgate, EH48 2NS

Offers over £110,000

2 1 1 B

UNEXPECTEDLY BACK ON THE MARKET

This lovely flat combines convenience, comfort, and excellent value. Its central location, modern layout, and move-in-ready condition make it a standout option for those seeking a low-maintenance home or a reliable rental investment. Viewing is highly recommended to fully appreciate the size, finish, and location.







Description

42/11 East Main Street, Armadale – Move-In-Ready First Floor Flat in Prime Town Centre Location

Situated in a superb town centre location, this well-presented first-floor flat at 42/11 East Main Street offers immediate access to local shops, transport links, and amenities, making it an ideal choice for first-time buyers and an attractive opportunity for the buy-to-let investor.

Entered from the front, the property is accessed via a communal stairwell leading to the flat's private entrance. Inside, the home is offered to the market in move-in condition, with fresh décor and well-maintained finishes throughout

Reception hallway — welcoming entrance space with a built-in storage cupboard.

Bright open-plan lounge — naturally light and airy, flowing seamlessly into the kitchen.

Modern kitchen — fitted with ample wall and base units, complementary worktops, gas hob, electric oven, and included white goods: fridge-freezer and washing machine.

Two good-sized bedrooms — Bedroom One benefits from built-in wardrobes.

Shower room — completing the accommodation with a clean, modern finish.

Gas central heating

Double glazing

Fresh, neutral décor

Communal rear garden

Front car park providing ample off-street parkin

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 12'5" x 13'8" (3.81 x 4.18)

Kitchen 9'7" x 12'5" (2.93 x 3.81)

Bedroom 1 10'3" x 9'10" (3.14 x 3.00)

Bedroom 2 8'2" x 11'9" (2.5 x 3.6)

Shower Room 5'10" x 6'9" (1.8 x 2.06)

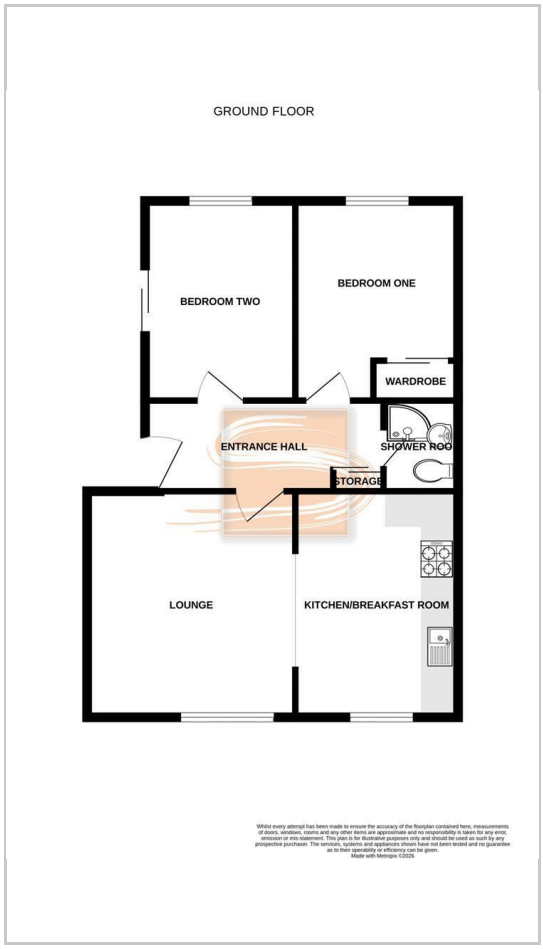
Contact Us

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

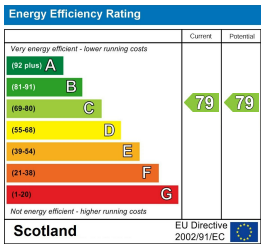
Area Map

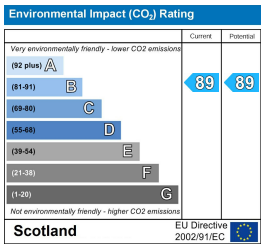


Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

47/49 West Main Street, Armadale, West Lothian, EH48 3PZ
Tel: 01501 733200 Email: property@sneddons.com www.sneddons.com