



# 71 Cricketfield Place

Armada, Bathgate, EH48 2GA

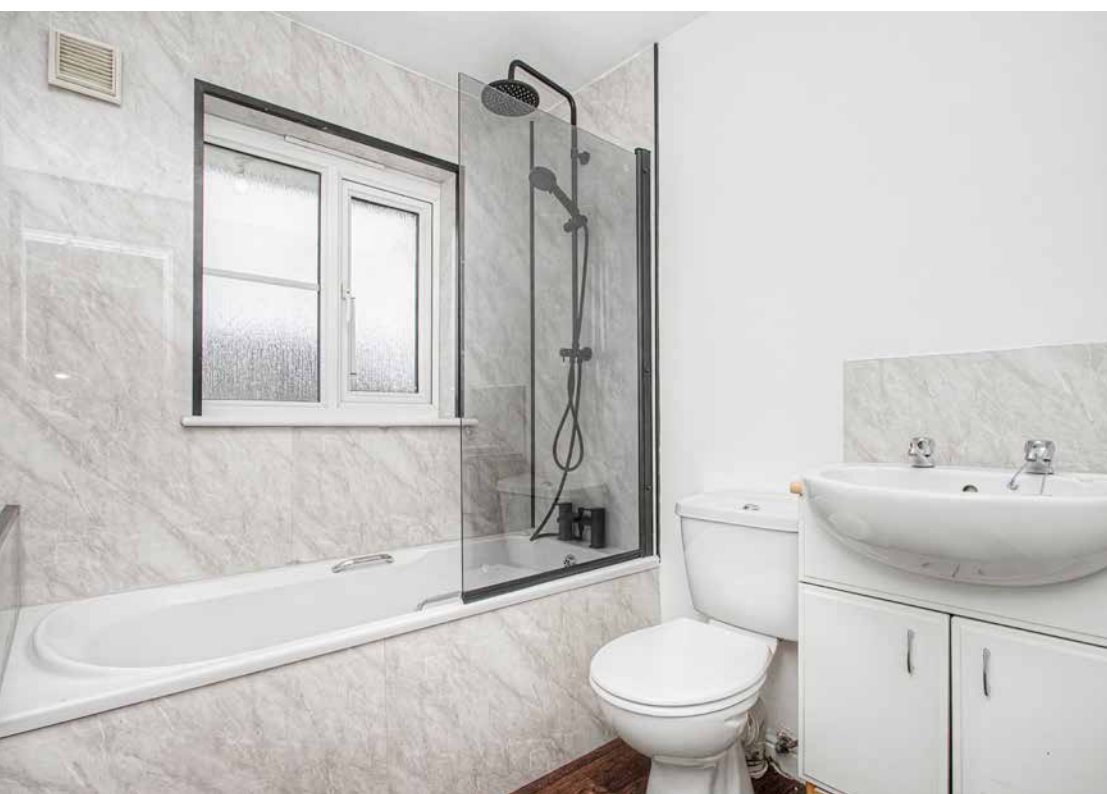


Welcome to 71 Cricketfield Place, a well-presented semi-detached home quietly set in Armadale, within easy reach of Bathgate and excellent transport links. This modern property offers a bright and spacious living room with useful storage, a dining kitchen with fitted units and patio access, two flexible bedrooms, and a stylish family bathroom, along with a convenient ground-floor WC. Externally, the appealing home enjoys private gardens with patio seating and a driveway for off-street parking. Gas central heating and double glazing ensure comfort throughout, making this an ideal home for first-time buyers, young families, couples or downsizers.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

## Property Features

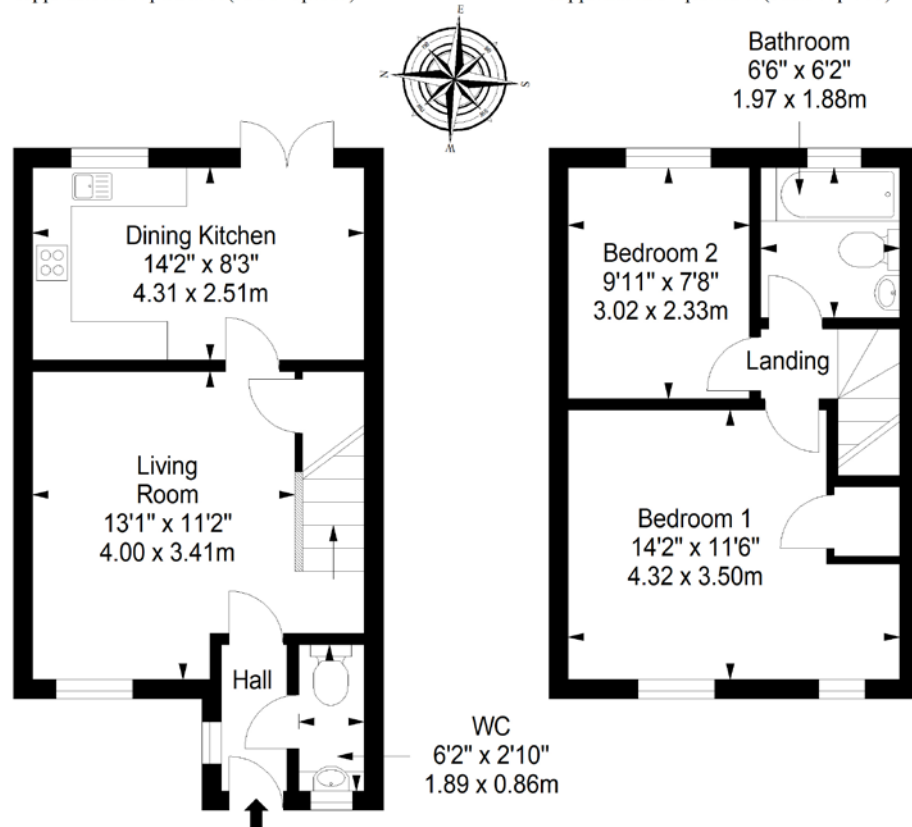
- Semi-detached house in Armadale
- Attractively presented modern interiors
- Entrance hall with WC
- Spacious, west-facing living room with under-stairs storage
- Dining kitchen with patio access
- Large main bedroom with a westerly aspect and storage
- Versatile second bedroom
- Family bathroom with overhead rainfall shower and vanity storage
- Private garden gardens with patio seating
- Private driveway parking
- Gas central heating and double glazing
- EPC Rating - C



# Floorplan

**Ground Floor**  
Approx. 31.3 sq. metres (336.9 sq. feet)

**First Floor**  
Approx. 28.6 sq. metres (307.9 sq. feet)



Total area: approx. 59.9 sq. metres (644.8 sq. feet)

## All Enquiries to our Property Department:

Afton Henderson | [ah@sneddons-ssc.co.uk](mailto:ah@sneddons-ssc.co.uk) | 01506 815832 | [www.sneddonmorrison.co.uk](http://www.sneddonmorrison.co.uk)  
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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