

Property Connections



Estate Agent

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21 Barlaw Gardens, Armadale

Niall McCabe & Property Connections are delighted to offer to the market this immaculately presented 2-bedroom semi-detached bungalow with driveway and detached garage which is located in the heart of the most delightful development on the leafy fringes of ever-popular Armadale.

Offering pristine & airy accommodation throughout, this bungalow is certainly a special place where quality finishing are evident in every corner of every room. From its high gloss kitchen to its crisp décor this home certainly has it all! There are 2 double bedrooms flooded with natural light, large shower room, sun drenched formal lounge, delightful breakfasting kitchen, private gardens and a detached garage.

Entrance Hallway

Decorated in calming neutral tones and setting the tone for the interiors to follow, the entrance is spacious and offers easy access to all the accommodation on this level.

Lounge

Continuing with the theme of peaceful, neutral hues the sun lit formal lounge is the ideal spot to relax after a long day. It offers a large front facing window commanding views over the surrounding development, beautiful marble fireplace with chic surround and ample room for various furniture formations. From here you gain easy access onto the breakfasting kitchen.

Kitchen

Offering a vast selection of both base & wall mounted cabinetry, the breakfasting kitchen has recently been upgraded and offers modern matt finishings complete with contrasting splash back & worktop design. There is a host of free standing appliances and a front facing window.

Bedroom 1

The master bedroom is of vast proportions and offers subtle décor. There is ample space for freestanding furniture and a window overlooking the well-manicured rear garden.

Bedroom 2

The second bedroom is also a generous double which has been freshly decorated and offers plush carpeting, central lighting and a large window.

Shower Room

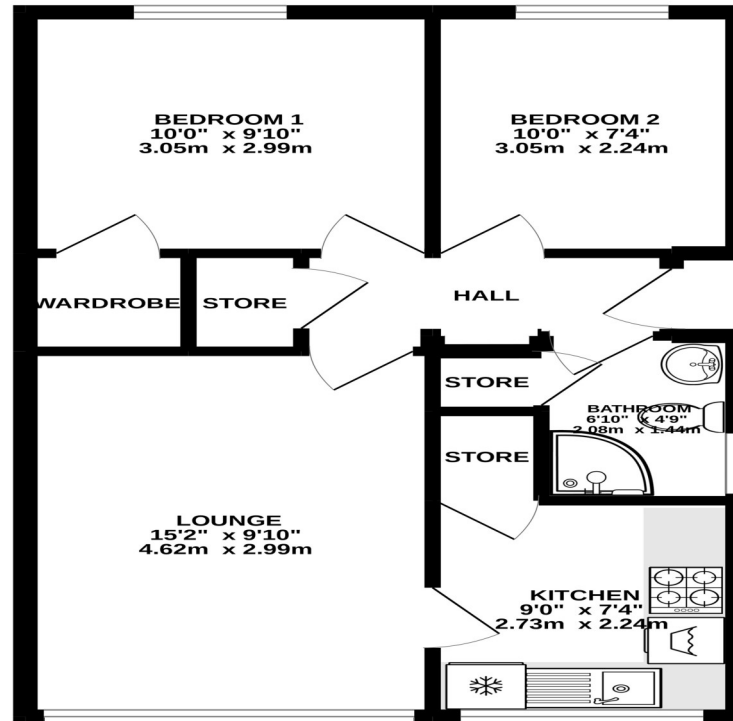
Completing the accommodation is the large 3-piece shower room, comprising double, corner shower enclosure, W.C and wash hand basin. The room benefits from attractive wet wall and floor design.

Gardens

The property is accompanied by secure, and mature gardens. To the front there is a large lawn and feature planting. To the rear, the property offers a detached garage with ample storage space & a large, chipped driveway. There is also a mature lawn and attractive patio area – the ideal spot to relax during those long summer evenings.

Floorplan

GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 494 sq.ft. (45.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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All room measurements are
approximate
and taken at their widest point







**Whilst the above particulars are believed to be correct,
they are not warranted and to do not form part of any contract.**