



12 Etna Court

Bathgate, West Lothian, EH48 2TD



Property Summary

Enjoying tasteful interiors, a garage and driveway for private parking, and a south-facing enclosed garden, this peacefully situated modern detached house represents a perfect family home with three bedrooms, plentiful built-in storage, a principal en-suite shower room, a bathroom, a ground-floor WC, a breakfasting kitchen with external access, and a spacious reception room opening onto the garden. Armadale is a village well-served by amenities, with handy proximity to the M8 and rail services to Edinburgh and Glasgow taking approximately 45 minutes.

Extras: All fitted floor and window coverings and light fittings are included.



Property Features

- Attractive modern detached house
- Entrance hall with WC
- Living/dining room with garden access
- Stylish breakfasting kitchen with external access
- Two double bedrooms with storage
- One single bedroom with storage
- Principal en-suite shower room
- Family bathroom with bath
- Sunny enclosed rear garden
- Private driveway and attached garage
- Gas central heating and double glazing
- EPC Rating - C





Attractive modern detached house with a sunny enclosed rear garden





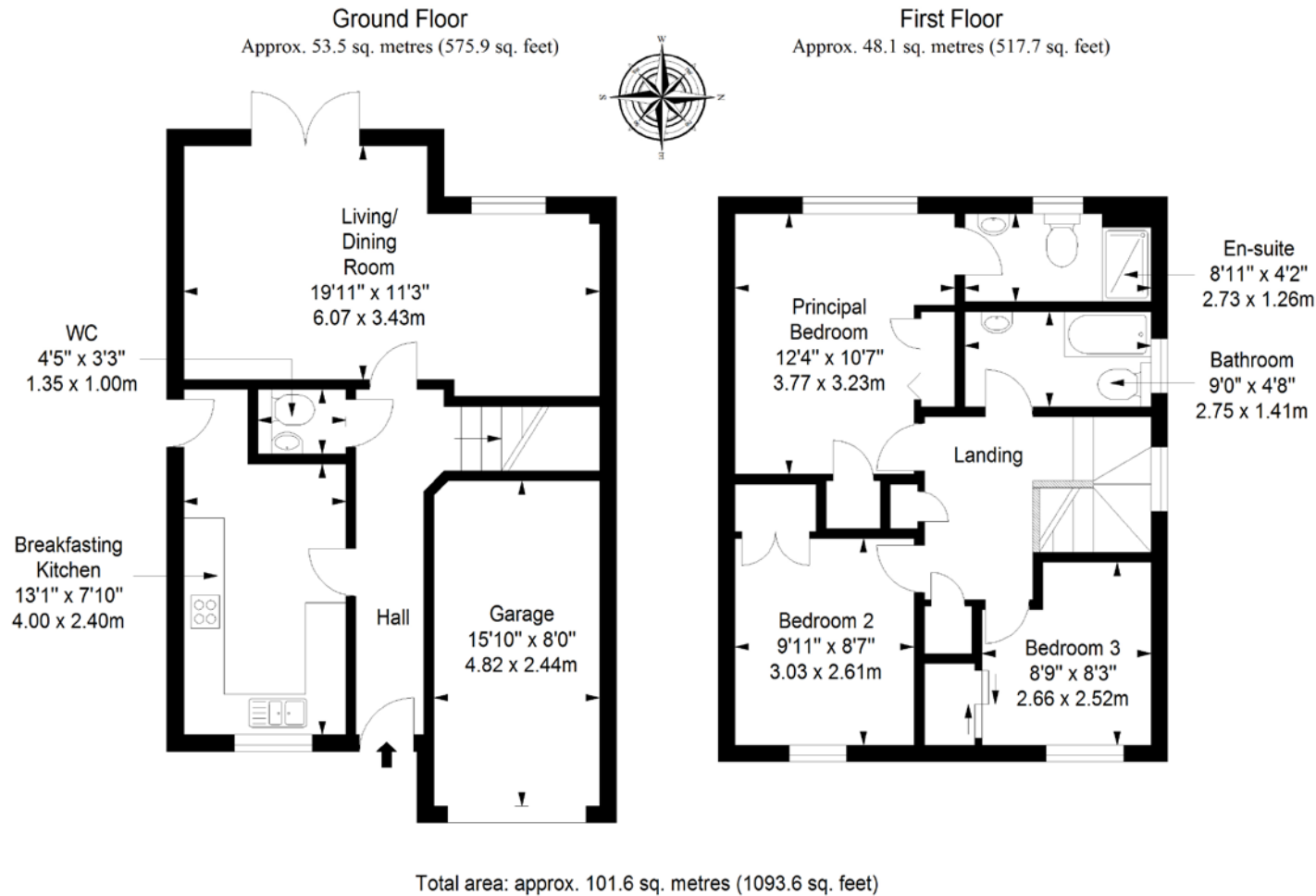


Three bedrooms with storage, a principal en-suite shower room and a family bathroom with bath





Floorplan



All Enquiries to our Property Department:

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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