



# 26 Birkdale Park

Armadae, West Lothian, EH48 2NE





## Property Summary

This detached bungalow is situated within an established residential development in Armadale and offers immaculate, recently renovated interiors, including a new kitchen and shower room, and fresh, crisp-white décor throughout. Accompanied by a low-maintenance garden, a garage, and a driveway with a carport, the home is sure to appeal to first-time buyers, professionals, couples, young families, downsizers, and rental investors alike, and it lies close to Armadale's excellent range of amenities.

Extras: All window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



## Property Features

- Detached bungalow in Armadale
- Pristine, recently renovated interiors
- Entrance hall with built-in storage
- Bright and spacious living and dining room
- Attractive, modern kitchen with external access
- Versatile conservatory opening onto garden
- Two double bedrooms with mirrored built-in wardrobes
- Stylish shower room with excellent vanity storage
- East-facing, low-maintenance rear garden
- Attached single garage
- Private driveway with carport
- Gas central heating and double glazing
- New alarm system that can be remotely connected
- EPC Rating - C





Detached bungalow in  
Armadale with pristine,  
recently renovated interiors





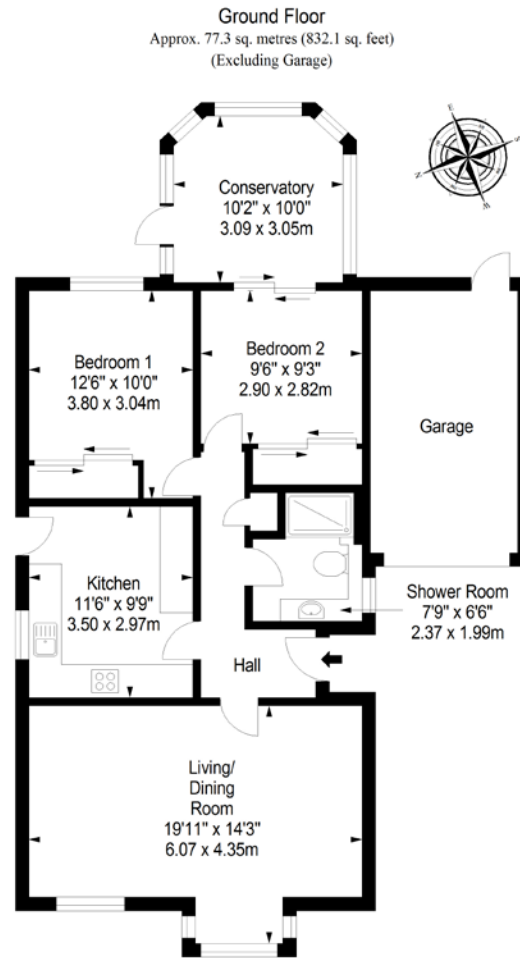


Two double bedrooms with mirrored built-in wardrobes & a stylish shower room with excellent vanity storage





# Floorplan



Total area: approx. 77.3 sq. metres (832.1 sq. feet)

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