



137 Mount Pleasant, Armadale

Offers Over £188,000



137 Mount Pleasant

Armadale, Bathgate

Council Tax band: B

Tenure: Freehold

- Extended 4 bedroomed Villa
- No chain
- Parking to Front & Rear
- Hardstanding for garage to rear
- Close to Armadale Park
- Close to Armadale Primary School and Academy





Hallway

Access through UPVC door with opaque double glazed insets into welcoming hallway. Doors to living room, kitchen/diner, downstairs bedroom and bathroom. Side facing window. Fitted carpeting through hall, lounge, bedroom, staircase, landing and bedrooms. Hatch to insulated loft. Two radiators.

Lounge

14' 4" x 13' 6" (4.37m x 4.11m)

Front facing window. Feature fire surround with electric fire. Doors to hall and kitchen/diner. Shelved press. Radiator.

Fitted Kitchen/Diner

14' 4" x 9' 4" (4.37m x 2.84m)

Fitted with base and wall mounted units/one housing combi gas central heating boiler, drawers, ceramic hob, fan assisted electric oven, integrated washing machine and fridge/freezer. UPVC/opaque glazed door to rear garden. Rear facing window. Ceramic tiled floor, radiator, downlighters.

Bedroom Four/Family Room

12' 10" x 12' 5" (3.91m x 3.78m)

Large versatile room forming part of the extension. Dual aspect windows. Radiator.

Bathroom

8' 5" x 7' 7" (2.57m x 2.31m)

Fully tiled and fitted with bath with mixer tap, electric shower and glazed screen over, central flush WC and pedestal wash hand basin with mixer tap. Opaque glazed window. Chrome vertical radiator, wall mounted extractor fan.

Upper Landing

Doors to bedrooms and shelved cupboard. Front facing window at half stair. Hatch to insulated loft. 3-way light fitting.

Bedroom One

14' 4" x 10' 3" (4.37m x 3.12m)

Front facing window. Double cupboard with shelf and hanging rail. Radiator.



GARDEN

Gardens to front, side and rear. Hardstanding for garage to rear.

DRIVEWAY

2 Parking Spaces

Driveway parking to front and rear plus ample off street parking to rear.





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