



84 Burns Avenue

Armadale, Bathgate, EH48 3PF





Property Summary

Set beside a public park, this three-bedroom mid-terrace house has a desirable location in Armadale. It is within easy reach of schools, amenities, and bus and rail links, and it offers an equidistant commute to Glasgow and Edinburgh, both of which can be reached in around 40 minutes by car. The home features bright and airy rooms that are lightly decorated and it has the advantage of a fully-enclosed rear garden, which has a large lawn and patio area that captures lots of sun.

Extras: all fitted floor and window coverings, light fittings, gas cooker, fridge/freezer, and washing machine to be included in the sale.

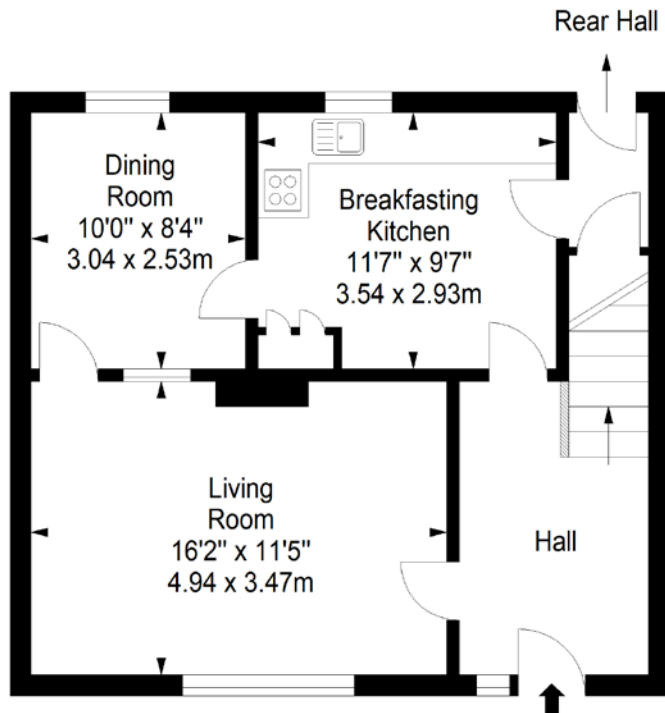
Property Features

- A spacious mid-terrace house
- Situated in the popular town of Armadale
- Bright entrance hall and rear hall with storage
- Bright and airy living room
- Separate dining room
- Well-appointed breakfasting kitchen
- Three double bedrooms (two with storage)
- 3pc bathroom with a handheld shower
- Well-kept gardens to the front and rear
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D

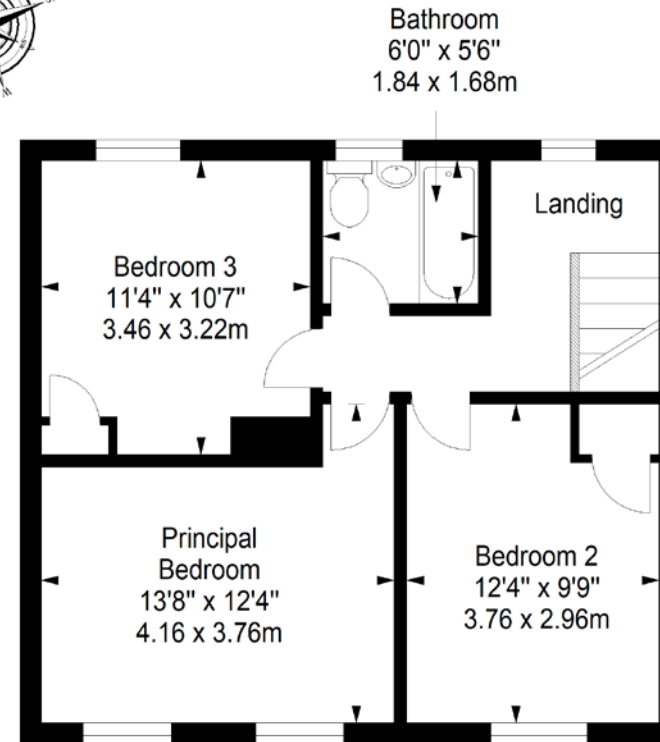


Floorplan

Ground Floor
Approx. 49.3 sq. metres (530.7 sq. feet)



First Floor
Approx. 49.3 sq. metres (530.7 sq. feet)



Total area: approx. 98.6 sq. metres (1061.4 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