



Solicitors
Estate Agents

Sneddon
& Son SSC

Offers Around
£78,000

48 Temple Avenue,
Armadale, West Lothian.



- ❖ Upper Villa
- ❖ Hallway
- ❖ Lounge
- ❖ Double Glazing
- ❖ Mono-bloc Patio Area
- ❖ 2 Double Bedrooms
- ❖ Bathroom
- ❖ Kitchen with appliances
- ❖ Gas Central Heating
- ❖ Extras

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48 TEMPLE AVENUE, ARMADALE, WEST LOTHIAN, EH48 2LR.

Spacious upper villa in quiet cul-de-sac offering good sized living accommodation. Comprises hallway, lounge, kitchen, 2 double bedrooms and bathroom. Large mono-bloc patio area to the side of the property and grass drying area to the rear. The property is in good decorative order throughout.

Armadale has a good variety of shops within the town with more extensive shopping facilities available in nearby Bathgate and Livingston. A regular bus service runs to and from Edinburgh city centre and the surrounding areas with the property ideally placed for the M8 motorway, which provides for easy access to Glasgow. There are Primary and Secondary schools in Armadale with recreational needs more than adequately catered for by way of golf courses and local swimming pool with the surrounding countryside allowing for leisurely walks.

ACCOMMODATION

HALLWAY

Entered via a partially glazed security door with carpeted stairway leading to upper apartment. Doors leading to the lounge, kitchen, bedrooms and bathroom. Part glazed security door to balcony. Radiator. Telephone and power points. Downlighters. Access hatch to loft space.

BATHROOM

2.03m x 1.65m (6.8 x 5.5)

The bathroom comprises a cream suite including a bath with overhead shower. a W.C. and washhand basin. Part tiled walls. Vinyl floor tiles. Radiator. Opaque window to the rear.

LOUNGE

4.54m x 3.93m (14'11 x 12'11)



Good sized lounge benefits from a feature fireplace. Fitted carpet. Radiator. Sky+, power and telephone points. Storage cupboard. Dado rail. Coved ceiling. Window to the front. Archway to the kitchen.



KITCHEN

3.90m x 2.46m (12'9 x 8'1)

The kitchen has been fitted with a range of base and wall units with contrasting worktops and tiled splashback. Gas cooker with grill and cooker hood. Stainless sink with drainer and mixer tap. Breakfast bar. Tile effect laminate flooring. Plumbing and space for an automatic washing machine, dishwasher and tumble dryer. Coved ceiling. Window to the rear.



BEDROOM ONE

4.62m x 3.03m (15'2 x 9'11)



Spacious bedroom with windows to the front and side. Laminate flooring. Coved ceiling. Radiator. Power points. Built-in storage cupboard.

BEDROOM TWO

4.62m x 2.76m (15'2max x 9'1max)

Spacious second bedroom with window to the rear. Fitted Carpet. Dado rail. Radiator. Power points. Built-in storage cupboard.

GARDENS



The property has a large mono-bloc patio to the side with a garden shed. There is also a grassed drying area to the rear.

EXTRAS

All fitted kitchen appliances, blinds, light fittings and fitted floor coverings. The Washing machine, fridge/freezer and tumble dryer are also included in the sale.

VIEWING

By appointment on 01506 821144 or the seller on 07921 126749.

Sneddon & Son, S.S.C., for themselves and their clients the owners, give notice that while these particulars are believed to be correct their accuracy is not warranted. All measurements are approximate only. Interested parties are advised to satisfy themselves as to all details and sizes of the property prior to submitting any offer. These particulars are for information only and are not intended to, nor shall they, form part of any contract relative to the property.

If you have a property to sell then why not take advantage of our **FREE VALUATION service - call our Property Department on 01506 821144 for a no obligation appraisal of your property.**