



13 Avondale Crescent

Armadale, EH48 3HL

Offers over £149,000



Set within a seldom available area of Armadale that is perfect for a young family looking to establish their first time home, this deceptively spacious 3 bedroom terraced is brought to the market with the convenience of no-onward chain. Avondale Crescent can be found to the western edge of the town and is handy for access to both Armadale Primary and Academy, proving convenient for those with children. The town centre is a short stroll away, where a range of shops and everyday amenities can be found. Armadale enjoys a good position along the M8 corridor and is within easy reach of junction 4a at Heartlands, with the M9 motorway similarly easily accessible within 10 minutes drive. A train station at the southern end of the town provides a regular commuting link to Edinburgh and Glasgow, with ample parking for those not looking to take the car into the city.



Client Comments

"The house has been in the same family for 52 years, lovingly upgraded through the years, very close to local primary schools and right next door to Armadale Academy. Lovely neighbour next door at number 15 who has lived there longer than our family!"

Description

The property itself has been a much loved family home for over 50 years and is brought to the market for the very first time. Comprising in excess of 1000 sqft, the property is a comfortable family home and offers room for a couple or young family to grow. The ground floor features a vestibule addition to the front, proving handy for jacket and shoe storage or cleaning muddy paws prior to entering the main house. The spacious living room is a perfect space to relax and unwind, with recently laid carpet flooring and a feature electric fireplace. The modern fitted kitchen is equipped with a range of storage cabinets and appliances that will remain as a part of the sale, helping those who are buying their first home. The shower-room can also be found to the ground floor and features a contemporary 3 piece suite, with a generous enclosure housing a chrome mixer shower. Upstairs you will find the 3 double bedrooms, all presented in a tasteful neutral palette and featuring fitted storage space to each to assist with busy family life. A further cupboard can be found off the landing, whilst the attic area provides potential to convert to enhance the accommodation subject to any necessary consents. The property benefits from low maintenance garden grounds to both the front and rear, with parking spaces available on-street at the front. The enclosed rear garden is chipped with a patio at the back the best spot for soaking up the sunny weather.

Location

The ever popular town of Bathgate features an impressive array of amenities to satisfy everyday living. A number of supermarkets within the town complement a traditional high street, featuring a wide range of local shops, bars and restaurants. A sports centre includes a swimming pool, gym, football and tennis courts, whilst Bathgate Golf Club enjoys an illustrious history and a highly regarded 18 hole course. There is a good choice of schooling in the area from primary through to secondary level with numerous out of school activities for children to enjoy throughout the town. Travel within the area is well catered for too with an M8 motorway junction and a train station offering a fast and reliable service to both Edinburgh and Glasgow.

Vestibule 8'0" x 7'2" (2.45m x 2.20m)

Living Room 14'4" x 13'5" (4.39m x 4.11m)

Kitchen 14'4" x 9'1" (4.39m x 2.79m)

Shower Room 7'4" x 6'4" (2.25m x 1.95m)

Bedroom 1 12'0" x 9'10" (3.68m x 3.01m)

Bedroom 2 13'1" x 9'11" (4.00m x 3.04m)

Bedroom 3 11'4" x 9'3" (3.46m x 2.84m)

Extras

All white goods including integrated fridge freezer, washing machine and tumble dryer, light fittings, curtain poles and curtains, metal garden furniture and all garden plants in tubs.

Key Info

Home Report Valuation: £150,000

Total Floor Area: 100m² (1080 ft²)

What3words: ///over.foreheads.shutting

Parking: On-Street

Heating System: Gas

Council Tax: B - £1645.65 per year

EPC: C

Disclaimer

Early internal viewing is recommended. Viewings are subject to appointment with Brown & Co Properties and slots can be requested via the widget on the property page of our website. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

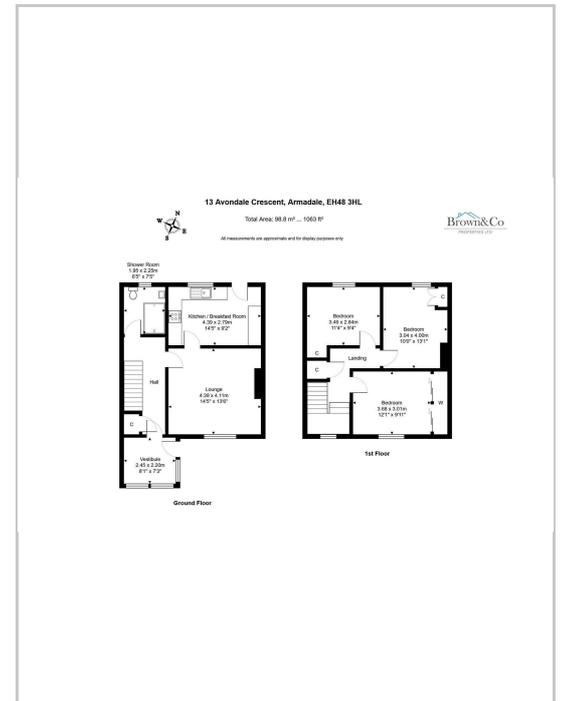
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or check out our "Book Valuation" request on our website. A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on within the advert and should be viewed at your earliest convenience.

These particulars are produced in good faith and do not form any part of contract. Measurements are approximates, taken via a laser device at their widest point and act as a guide only. The content of this advert and associated marketing material is copyright of Brown & Co Properties and no part shall be replicated without our prior written consent.

Area Map



Floor Plans



Energy Efficiency Graph

