Brown&Co
PROPERTIES LTD

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56 Woodend Walk

Armadale, EH48 3QW

Offers over £79,000

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Situated on Woodend Walk in Armadale, this 1 bedroom ground floor flat offers an appealing opportunity for first-time buyers, those looking to downsize for the benefit of single level living or potential investors seeking a useful addition to their property portfolio. The location lies a short walk from Armadale town centre, where a range of shops, transport links and amenities for daily needs can be found. Offered to the market chain free with a blank, neutral palette throughout, this property is an ideal choice for buyers looking to take advantage of ground floor, manageable accommodation.







Description

The accommodation features a double bedroom with storage, comfortable main living room, modern fitted kitchen and a bathroom with 3 piece suite and overhead electric shower. Freshly painted with new carpet flooring fitted, the property provides a practical option for buyers seeking a home arranged on 1 level be it as a first buy or a downsize. Gas central heating and double glazing provide further practical comfort, with the property featuring good storage space in the hallway for daily essentials. A share of the garden area in-front of the building belongs to the property, offering a patio area to enjoy during the sunny weather. Parking spaces can be found outside the garden gate and are shared with the neighbouring residents.

Location

Armadale is an expanding town perfectly situated for the commuter. A train station provides excellent links to Edinburgh and Glasgow with a regular service in either direction. The M8 and M9 motorways are also easily accessible. The town offers a good selection of shops and services for everyday needs, with a more comprehensive range available in nearby Bathgate and Livingston. There is a selection of schooling for all ages available within the town, whilst there is also a choice of restaurants and a number of walking and cycling routes for those keen to explore the outdoors.

Hallway 10'11" x 5'5" (3.34m x 1.66m)

Living Room 15'5" x 10'9" (4.71m x 3.29m)

Kitchen 11'10" x 6'0" (3.62m x 1.83m)

Bedroom 12'3" x 11'0" (3.75m x 3.37m)

Bathroom 6'3" x 5'10" (1.92m x 1.78m)

Key Info

Home Report Valuation: £80,000
Total Floor Area: 44m2 (475 ft2)
What3words: ///alleyway.shelf.received
Parking: Shared Spaces
Heating System: Gas
Council Tax: A - £1519.94 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.

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Area Map



Floor Plans



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Energy Efficiency Graph



