

22 Birkenshaw Way

ARMADALE, WEST LOTHIAN, EH48 3QX



*SPACIOUS THREE BEDROOM FAMILY
HOME IN ARMADALE*



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McEwan Fraser Legal is delighted to present this three bedroom terraced house to the market in Armadale. The property is in walk-in condition having been well looked after by the current owners.

Inside, the property comprises of a fully equipped kitchen which is modern and spacious with gas hob and oven. From the kitchen you are led into the spacious dining room and then onto the large lounge area which is front-facing and is flooded with natural light.

Upstairs there are three spacious double bedrooms of which the master bedroom and bedroom two are spacious doubles and bedroom three is a spacious single or small double bedroom. The house is equipped with a shower room which is on the upper level.

In addition to this, the property includes residents parking and private front and rear garden areas.

22 Birkenshaw Way





dining room



the kitchen





bedroom 1





bedroom 2

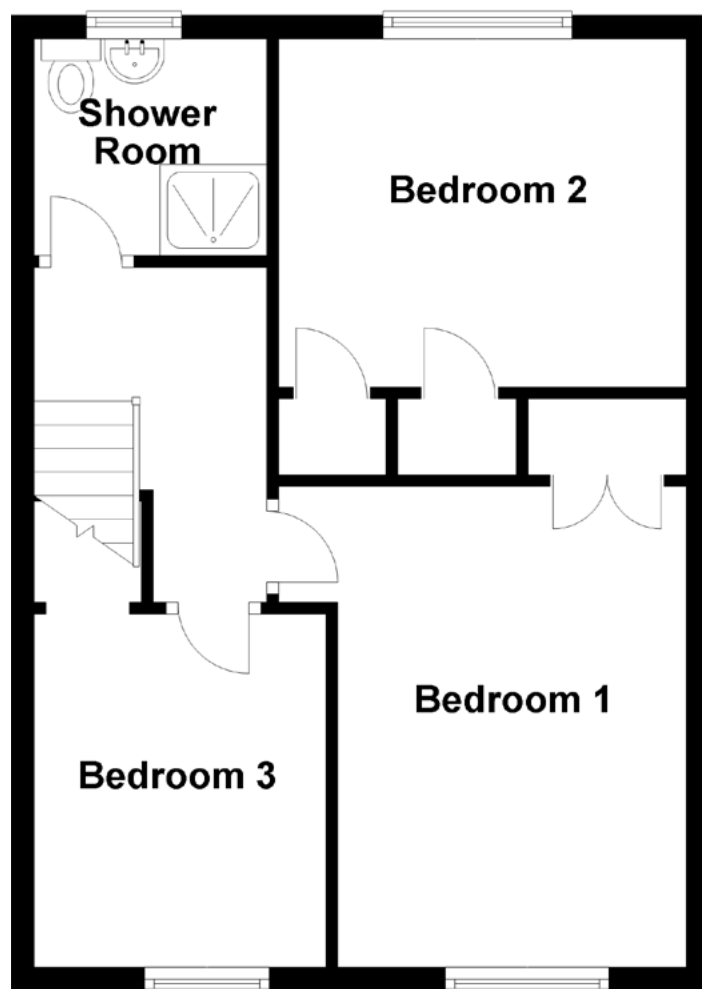
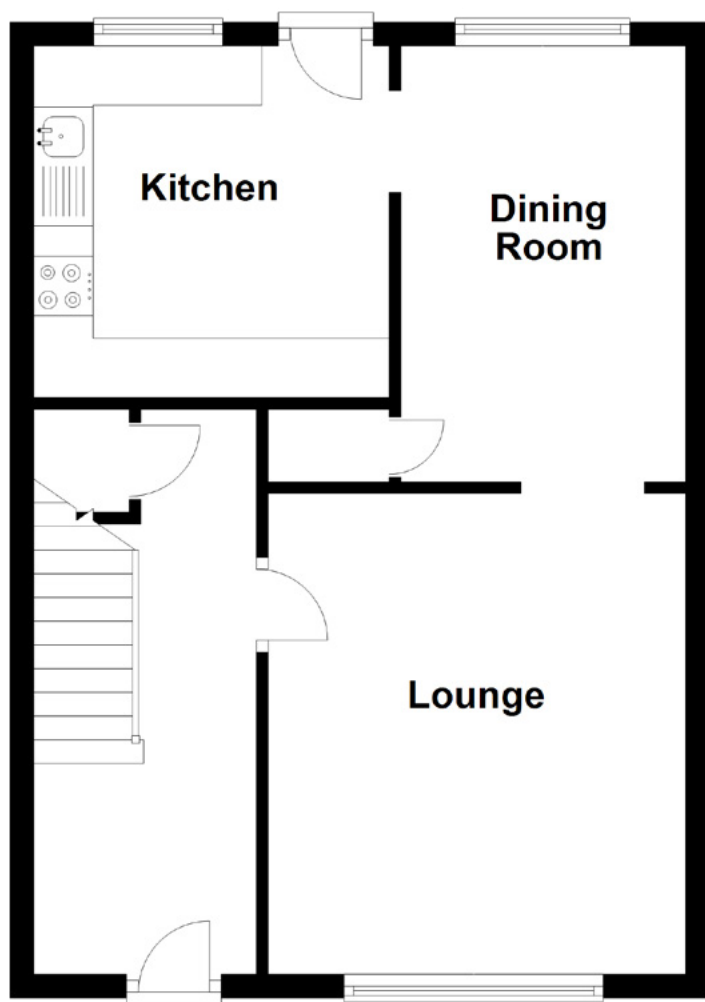




bedroom 3







Approximate Dimensions
(Taken from the widest point)

Lounge	4.06m (13'4") x 3.52m (11'7")
Kitchen	3.00m (9'10") x 2.97m (9'9")
Dining Room	3.68m (12'1") x 2.40m (7'10")
Bedroom 1	4.03m (13'3") x 3.52m (11'7")
Bedroom 2	3.52m (11'7") x 2.94m (9'8")
Bedroom 3	3.08m (10'1") x 2.47m (8'1")
Shower Room	1.96m (6'5") x 1.83m (6')

Gross internal floor area (m²): 86m²

EPC Rating: C

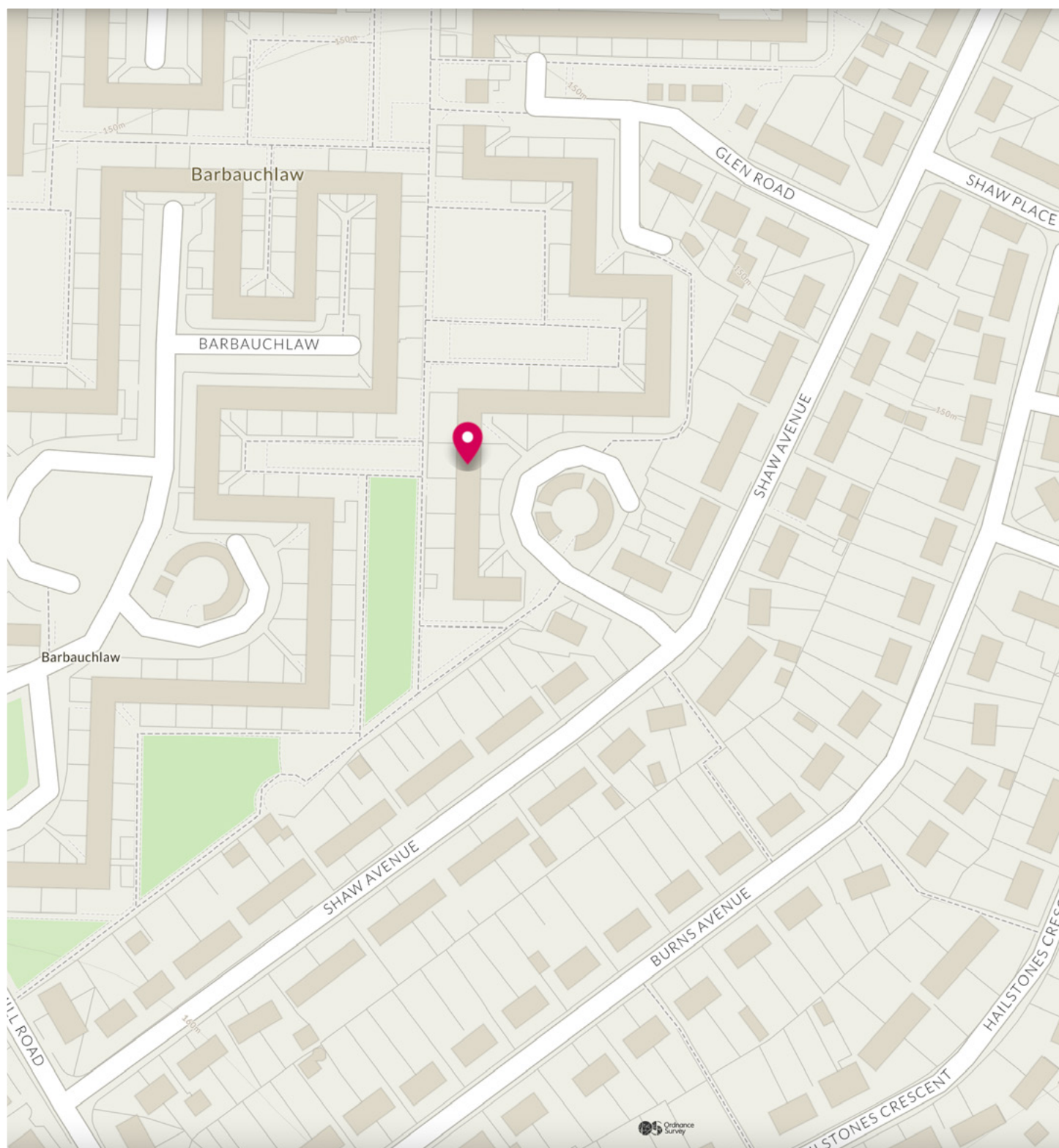




Armadale is nestled in West Lothian, five miles to the west of Livingston. Grown from a quiet weaving and farming community, the town's bustling streets give no hint of its modest past. Plentiful shops take care of day-to-day needs and with excellent schooling at primary, through to high school levels, this town has a lot to offer including excellent rail links to Glasgow and Edinburgh.

A quick trip to nearby Livingston Designer Outlet will provide all you need for a more extensive retail experience. Along with a generous selection of shops, you will find several restaurants, bars, and an excellent cinema. Minutes from the M8, and just twenty miles from Edinburgh and twenty-five miles from Glasgow, Bathgate is perfectly placed for the commuters looking to escape the city.

The Location



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Part
Exchange
Available



Text and description
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Professional photography
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