

73 Woodhead Grove

ARMADALE, WEST LOTHIAN, EH48 3HU



*STYLISH TWO BEDROOM
TERRACED HOME WITH GARDEN*



01506 537 100



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present Woodhead Grove to the market! This 2 bed terraced home exudes character and is in walk-in condition. Having been tastefully decorated throughout to a high standard, every room has been thoughtfully designed to maximise comfort and style, making it a perfect move-in-ready home.

Upon entering the property, you are greeted by a warm and inviting living room. This spacious area is perfect for relaxing and entertaining. Adjacent to the living room are the stairs leading to the upper level.

Continue through the living room to the kitchen, a great space that comfortably accommodates a small table and chairs. The kitchen features modern integrated appliances, including an oven and microwave, and includes a handy understairs cupboard offering ample storage. From the kitchen, step out into the generously sized garden. This well-maintained outdoor space is perfect for gardening enthusiasts or for enjoying a quiet moment outdoors.









Upstairs, you will find a spacious landing that serves as the central hub for the upper level. It leads to two generously sized double bedrooms, each thoughtfully designed with built-in storage solutions to maximize space and organization.



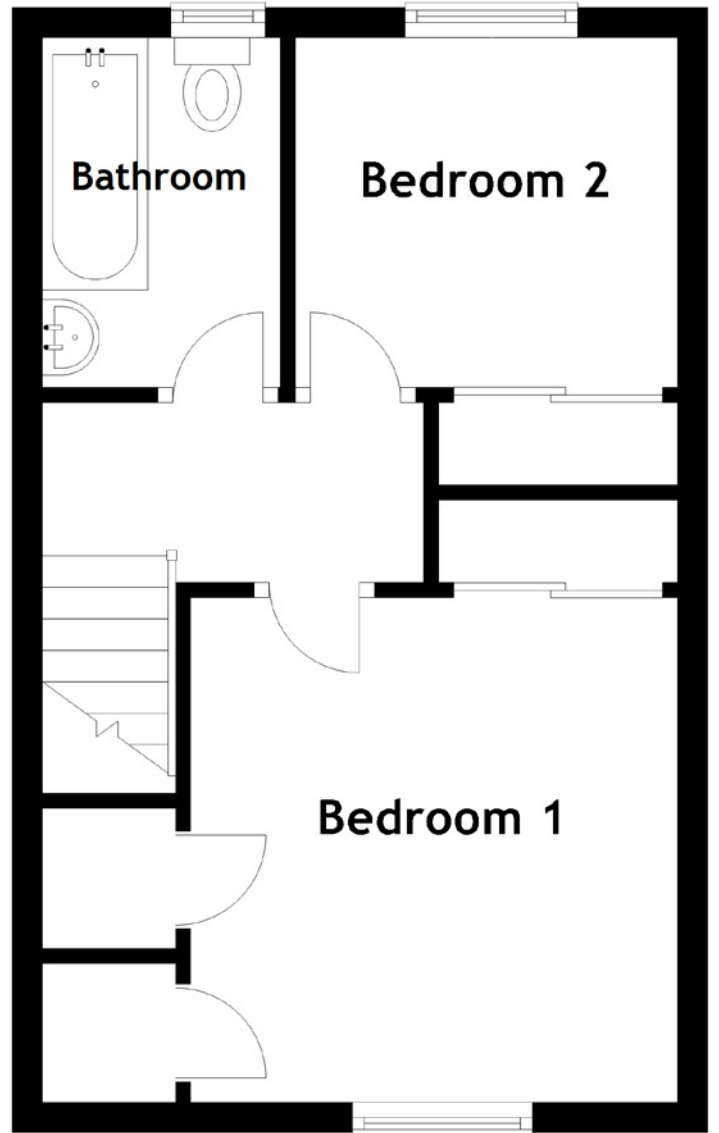
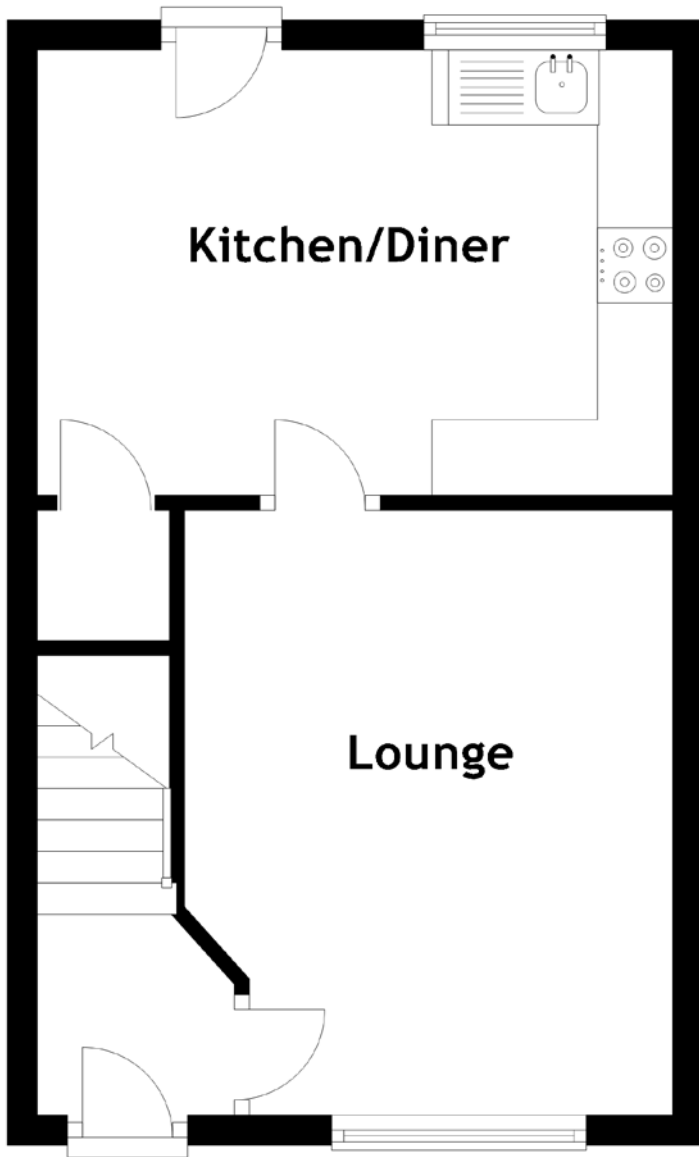


Bedroom 2



The main bathroom is also located on this level. It features a modern three-piece suite, including a sleek basin, a toilet, and a full-size bath with a shower over it for added convenience. The bathroom exudes a clean and fresh ambience, with contemporary fixtures and fittings that add a touch of elegance and practicality to your daily routine.





Approximate Dimensions

(Taken from the widest point)

Lounge	4.02m (13'2") x 3.24m (10'8")
Kitchen/Diner	4.22m (13'10") x 2.96m (9'9")
Bedroom 1	3.36m (11') x 3.24m (10'7")
Bedroom 2	2.54m (8'4") x 2.33m (7'8")
Bathroom	2.33m (7'8") x 1.58m (5'2")

Gross internal floor area (m²): 61m²

EPC Rating: C





Armadale, located in the heart of West Lothian, offers a charming mix of rural tranquility and modern amenities. Known for its friendly community, the town features local events, shops, cafes, restaurants, excellent schools, and convenient transport links to Edinburgh and Glasgow. Outdoor enthusiasts will love the nearby parks and green spaces.

West Lothian, positioned between Glasgow and Edinburgh, is one of Scotland's fastest-growing areas, offering a mix of modern developments and traditional towns. The region provides diverse living options, from vibrant towns to charming villages, with extensive retail outlets from shopping malls in Livingston to traditional town centers in Armadale, Bathgate, and beyond.

For those looking to sell property in West Lothian, McEwan Fraser Legal offers exceptional service with a dedicated team available until midnight. We work tirelessly to ensure you achieve the maximum sales value of your home, providing all necessary services under one roof. Experience the best of both worlds with the charm of Armadale and the broader appeal of West Lothian. Get in touch today!

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01506 537 100
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
EMMA LYNCH
 Surveyor



Professional photography
MARK BRYCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer

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