

24 High Academy Street

ARMADALE, WEST LoTHIAN, EH48 3JE



Spacious Two-Bedroom Mid Terraced House In Armadale, West Lothian



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THE LIVING ROOM



Inside, the property comprises of:

- The property boasts a generous, bright living room which is fitted with a multi-fuel stove and offers ample space for freestanding furniture, including dining furniture.
- Fully equipped kitchen which is accessed off the open plan living/dining room and provides access to the private rear terrace. The kitchen is modern and fitted with an electric hob, fan oven, washing machine and dishwasher.

THE KITCHEN



BEDROOM/DINING ROOM





- There are two bedrooms in the house, one of which is upstairs and the other on the ground floor, front facing room which could serve as a second lounge or separate dining room if desired.
- The bathroom is a great size and is lovely and bright with a full three-piece white bath suite with a shower over the bath.

THE BATHROOM



THE BEDROOM

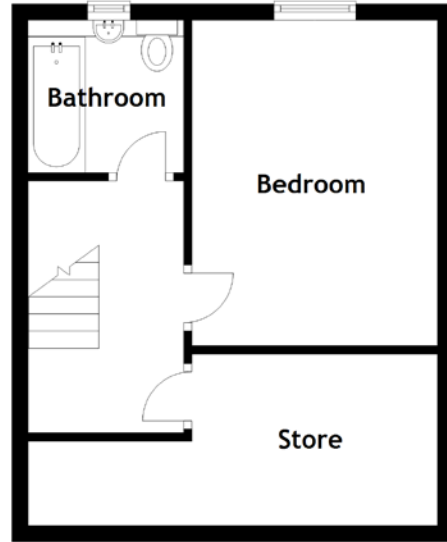
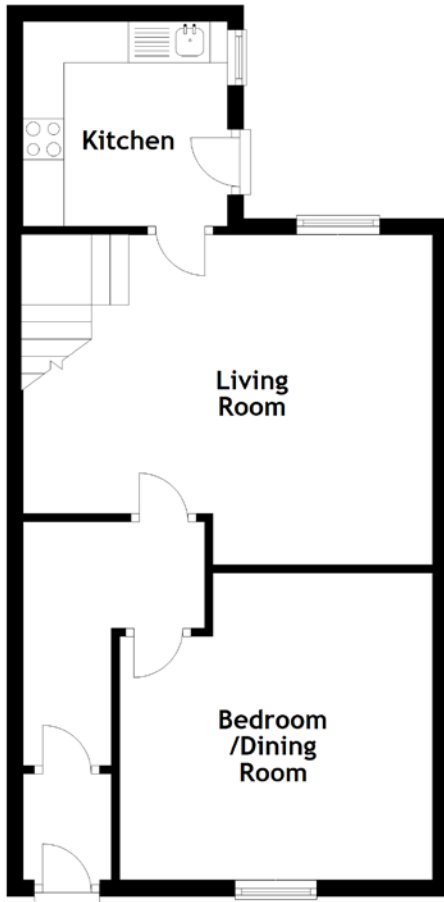


In addition, the property includes a private rear garden with a garage, excellent storage on the first floor with the box cupboard as well as benefitting from gas central heating and double-glazed windows making for a warm and cost-effective home, year-round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

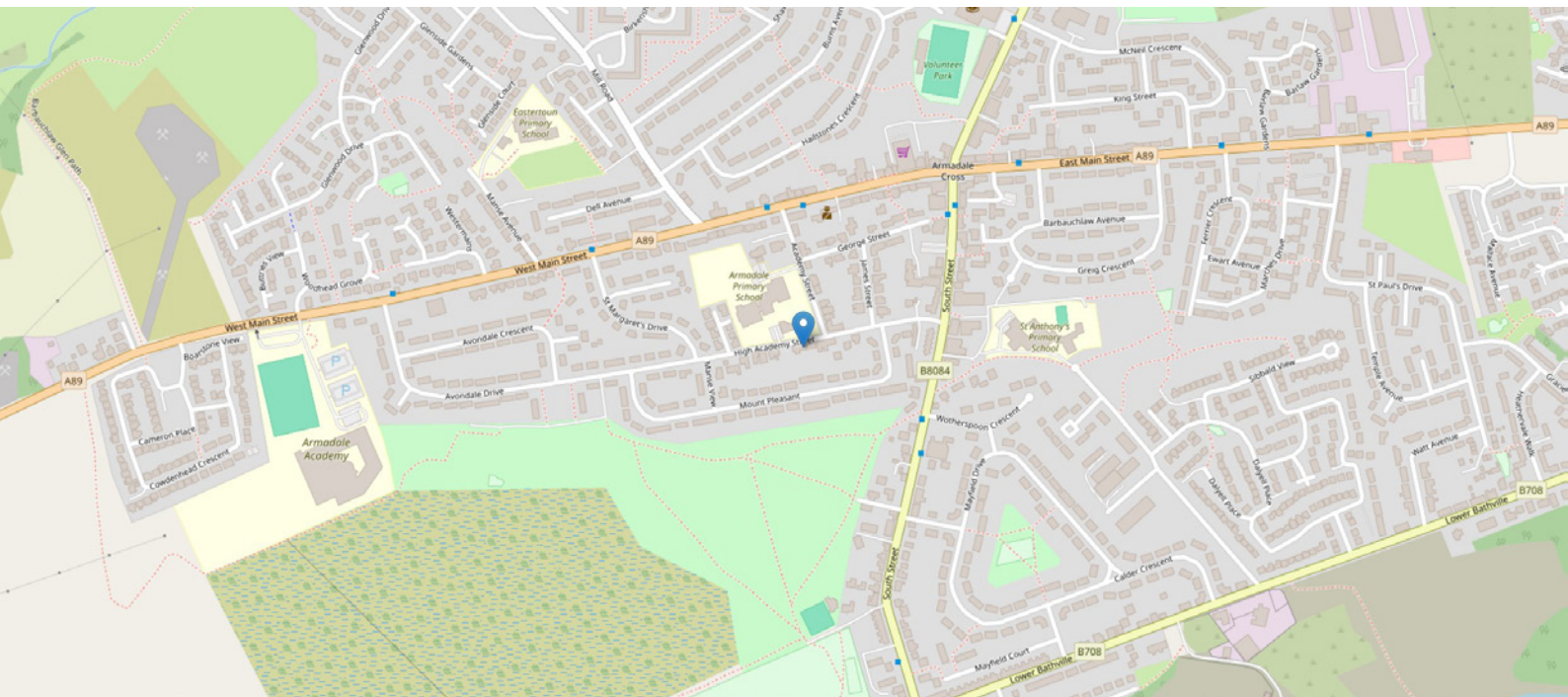


Approximate Dimensions (Taken from the widest point)

Living Room	5.01m (16'5") x 4.04m (13'3")
Kitchen	2.50m (8'2") x 2.50m (8'2")
Bedroom/Dining Room	3.83m (12'7") x 3.75m (12'4")

Bathroom	1.90m (6'3") x 1.86m (6'1")
Bedroom	3.98m (13'1") x 2.78m (9'1")
Store	4.90m (16'1") x 2.10m (6'11")

Gross internal floor area (m²): 73m² | EPC Rating: D



THE LOCATION

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, Armadale is perfectly placed for the commuters looking to escape the city.



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