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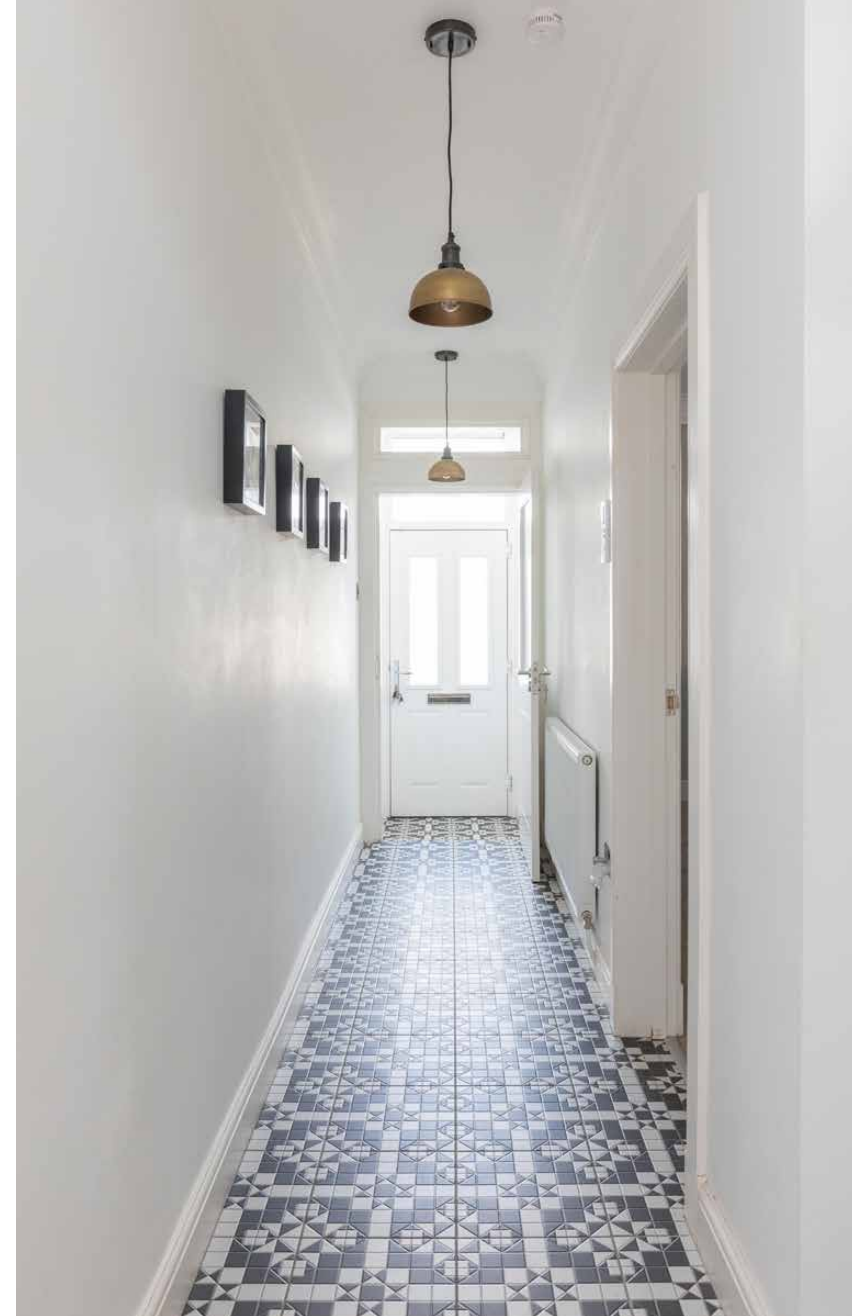
# 1 Glenview Terrace

WEST MAIN STREET, ARMADALE, WEST LOTHIAN, EH48 3HZ

# 1 Glenview Terrace

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.



1 Glenview Terrace is a stunning contemporary interpretation of a traditional period house. Set on West Main Street close to the centre of Armadale, the property has been modernised and extensively upgraded by the current owners. Presented in showhome condition, the property boasts three large bedroom, excellent living accommodation, high ceilings, a large garden, gas central heating and double glazing throughout. This is a special property and internal viewing is absolutely essential.

with WC, which is bright and neutrally finished. The lounge/diner on your left is simply stunning, contemporary décor, laminate flooring and feature fireplace with a wood burning stove go hand in hand with excellent floor space to offer a fantastic entertaining space. The kitchen sits directly behind the lounge. Recently refinished with a full range of base and wall mounted units, the kitchen offers fantastic prep and storage space with all mod cons.

Entering the property you find a spacious hallway,



**"...The lounge/diner on your left is simply stunning, contemporary décor, laminate flooring and feature fireplace..."**



The generous proportions downstairs are matched upstairs. A wide central landing gives access to three well proportioned double bedrooms and a beautiful shower room. The front facing master bedroom includes large integrated wardrobes and plenty of floor space for additional free standing furniture. The second double bedroom boasts similar proportions to the master and also includes integrated storage. Bedroom three is also a

workable double bedroom which would make an ideal home office if needed. The internal accommodation is completed by a contemporary shower room.

Externally, the south facing rear garden slopes up and away from the property and isn't overlooked by a property to the rear. The garden is mostly laid to lawn but does include a large deck for a table and chairs. The garden further benefits from side access.



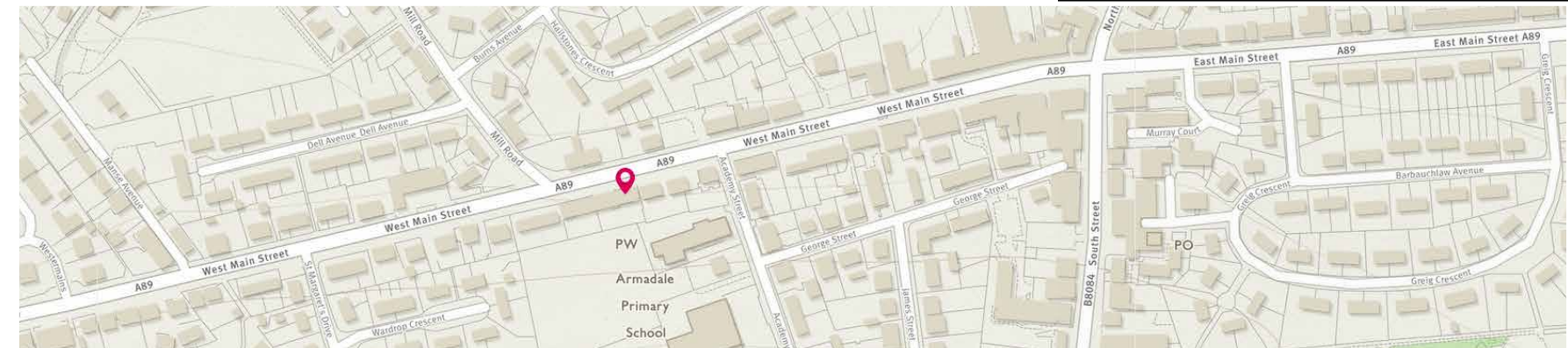


**Approximate Dimensions  
(Taken from the widest point)**

Lounge/Diner	4.96m (16'3") x 4.88m (16')
Kitchen	3.75m (12'4") x 3.38m (11'1")
Bedroom 1	4.27m (14') x 3.84m (12'7")
Bedroom 2	4.09m (13'5") x 3.77m (12'4")
Bedroom 3	3.76m (12'4") x 2.86m (9'5")
Shower Room	3.74m (12'3") x 1.56m (5'1")
WC	1.58m (5'2") x 0.90m (2'11")

Gross internal floor area (m<sup>2</sup>): **125m<sup>2</sup>**

EPC Rating: **D**





  
Solicitors & Estate Agents

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