

Glenavon, 2B James Street

ARMADALE, WEST LoTHIAN, EH48 3JG



Stunning five bedroom family home with period features throughout and views across the countryside



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McEwan Fraser Legal is delighted to present this gorgeous five-bedroom detached family home, presented in walk-in condition. The home is situated on a generously sized plot with views across the countryside. This home is immediately striking from the street with its well-kept look, stained glass window and decorated gable making it easily the most striking property on the street.

THE ENTRANCE HALL



Walking through the door you find the striking features continue throughout the property with the grandeur of the entrance hallway fit with wooden panelling and a wooden staircase.

Panelling and exceptional woodwork is a theme that carries through into both of the public rooms to your left and right from the front door. The magnificently ornate fireplaces and cornicing steal the show in both rooms. However, the stained glass above the large windows, floor space and high ceilings are not far behind.

THE LOUNGE



THE SITTING ROOM



Moving further through the ground floor you will find the dining room and one of the five double bedrooms, this one with a large bed unit which fits the room superbly. On this level, you will also find a modern three-piece bathroom suite.

THE DINING ROOM



BEDROOM 5



THE SHOWER ROOM



THE KITCHEN/DINER



Finishing off the ground floor is the open-plan kitchen/diner. The kitchen offers a full range of base and wall-mounted units arranged around the room. There is space provided for further free-standing appliances and a central island ensures there is plenty of prep and storage space for the aspiring chef to cook up a storm. The dining space to the side provides a more relaxed space to eat if you don't fancy taking up the dining room. This room is fitted out with more storage space, a wine fridge and double doors leading out to the garden.







As you walk up the stairs you will come to the summer room sitting directly above the kitchen. This room, with windows right along three sides and a Juliet balcony, offers excellent views across the countryside. You will find the further four bedrooms on the first floor, all of which are in excellent decorative order and fit double beds and have integrated wardrobe units. A further three-piece bathroom suite can also be found here.

THE SUN ROOM





BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



THE BATHROOM



In addition to this, the property includes a driveway which fits five cars and a single garage. This is a rare opportunity to acquire a beautiful family home in a fantastic location. Early viewing is essential as this will not sit around for long.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP

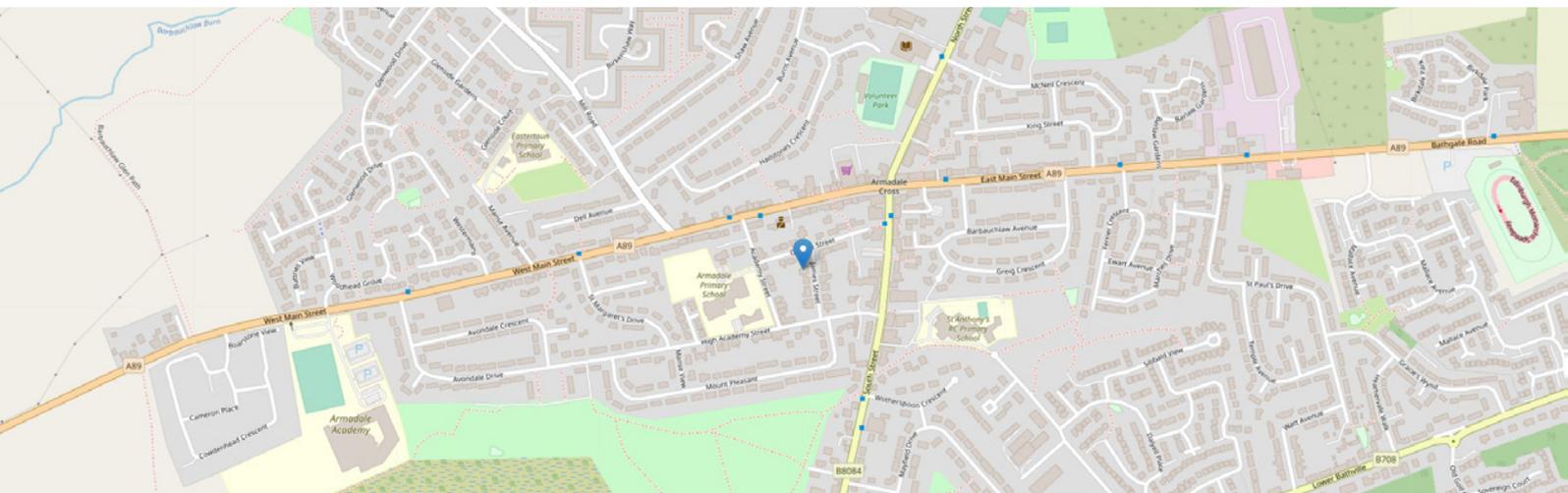


Approximate Dimensions
(Taken from the widest point)

| | |
|---------------|-------------------------------|
| Lounge | 5.70m (18'8") x 4.20m (13'9") |
| Sitting Room | 4.80m (15'9") x 4.10m (13'5") |
| Dining Room | 4.30m (14'1") x 4.20m (13'9") |
| Bedroom 5 | 4.20m (13'9") x 3.40m (11'2") |
| Shower Room | 3.20m (10'6") x 1.10m (3'7") |
| Kitchen/Diner | 6.80m (22'4") x 4.40m (14'5") |

| | |
|-------------|-------------------------------|
| Bedroom 1 | 4.90m (16'1") x 4.20m (13'9") |
| Bedroom 2 | 4.60m (15'1") x 4.30m (14'1") |
| Bedroom 3 | 4.30m (14'1") x 3.20m (10'6") |
| Bedroom 4 | 3.20m (10'6") x 3.10m (10'2") |
| Summer Room | 4.40m (14'5") x 4.40m (14'5") |
| Bathroom | 3.20m (10'6") x 2.00m (6'7") |

Gross internal floor area (m²): 252m²
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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