




McEwan Fraser Legal

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41 Upper Bathville

ARMADALE, WEST LOTHIAN, EH48 3JX



Armadale offers a convenient commuting location, with trains every 30 minutes to both Edinburgh and Glasgow from the nearby station. Armadale offers all the amenities expected of a sizeable town, including a selection of supermarkets, with a newly built primary school and wide variety of high-street and speciality stores, bars, restaurants and cafes.

Further extensive shopping is available in Livingston, a short drive from the property. Bathgate has two golf courses, with Bathgate Golf Club to the south, and the Balbardie Park of Peace course to the north, with the park also hosting the local sports centre, offering a wide range of facilities. Beecraigs, Almondell and Polkemmet Country Parks are all excellent locations for families and dog walkers.

Junction 4 of the M8 motorway, gives easy access to Glasgow and Edinburgh.



Upper Bathville is one of the primary residential locations within 'Armadale' that features some of the most individual, eye-catching properties in the area. The property is a striking, three-bedroom, end-terraced villa, benefiting from a double-storey extension to the rear, in a pleasant location. Displaying a splendid frontage, the house offers flexible and spacious accommodation, formed over a two-storey layout. In essence, the front of the property belies the spacious accommodation internally. Room usage can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family. The property sits within private gardens to both the front and rear, which have been designed for ease of maintenance and are fully enclosed. This provides a private and safe environment for children and/or pets and has the added advantage of being opposite the local sports fields and play-park. A mono-bloc driveway is available to the side and rear, which provides off-road parking for several vehicles, which, in turn, leads to space for a detached garage (STPP).



In more detail, the accommodation comprises A welcoming reception hallway. The lounge is well proportioned, with picture windows to the front and rear aspect, flooding the room with natural light. The 'hub' of the home is the extended, open-plan kitchen/diner, which has been fitted to include a contemporary range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace, extending into an ingenious breakfast bar. It further benefits from an integrated double oven, hob and extractor and space for an upright fridge/freezer, washing machine, tumble dryer and a slimline dishwasher. There is room within this zone for a dining table and/or a comfy sofa for more informal gatherings. A cosy family room is located off the kitchen and this room might also suit those requiring live/work arrangements. A handy cloakroom/WC sits alongside the family room.

The upper level comprises of three, well-proportioned bedrooms. The master offers a range of fitted wardrobes and all have space for additional freestanding furniture if required. A modern family bathroom suite, with a 'Jacuzzi' bath and separate shower cubicle, can also be found on this level.

The high specifications of this family home also include double glazing and gas central heating to radiators for additional comfort. Externally, the property benefits from a lawned front garden and a maintenance-free rear garden, with artificial grass. The rear garden is a real sun trap and is the ideal place to spend a lazy summer's day.



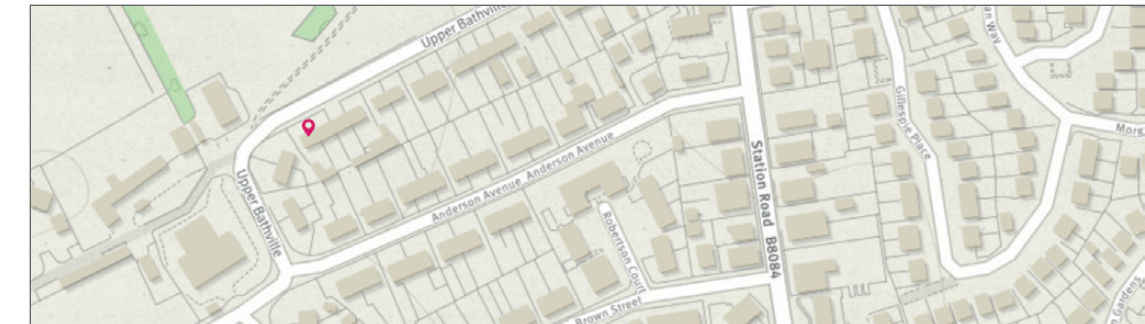
Approximate Dimensions
(Taken from the widest point)

Lounge	5.44m (17'10") x 3.40m (11'2")
Kitchen/Diner	6.05m (19'10") x 4.30m (14'1")
Family Room	3.11m (10'2") x 1.89m (6'2")
WC	1.44m (4'9") x 1.10m (3'7")
Master Bedroom	4.11m (13'6") x 2.95m (9'8")
Bedroom 2	3.95m (13') x 3.12m (10'3")
Bedroom 3	3.13m (10'3") x 3.12m (10'3")
Bathroom	3.09m (10'1") x 1.91m (6'3")

Gross internal floor area (m²): 106m²
EPC Rating: C

DISCLAIMER:

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other systems within the property.






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