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5 St. Helens Place

Armadale, Bathgate, EH48 3EX

Offers over £70,000



CLOSING DATE FRIDAY 12TH JUNE 12 NOON

Investment Opportunity
Currently 1 Bedroom but could reinstate to a 3 Bedroom
2 Spacious Reception Areas
Bathroom and Shower Room
Central Location



Description

An excellent investment opportunity, this spacious maisonette at 5 St Helens Place sits close to Armadale's town centre and transport links, making it highly appealing for future resale or rental. Previously a three-bedroom property, it has been stripped back to create two large open-plan areas, offering flexibility for those wishing to reinstate the original layout or redesign the space entirely.

The first floor includes a sizeable open-plan lounge/diner with balcony access, a good-sized kitchen, and a shower room. The upper level now provides a double bedroom and an open reception area with views towards the surrounding countryside. A fixed staircase leads to the loft, adding further development potential.

With double glazing, gas central heating, and a structure that would benefit from full refurbishment, this property is a true blank canvas. A communal car park is located to the rear.

Ideal for investors seeking a project with strong future potential.

Armadale

Armadale has a good variety of shops within the town with more extensive shopping facilities available in nearby Bathgate and Livingston. A regular bus service runs to and from Edinburgh city centre and the surrounding areas with the property ideally placed for the M8 motorway, which provides for easy access to Glasgow. Armadale also has the added benefit of the newly opened rail link connecting Edinburgh and Glasgow. There are Primary and Secondary schools in Armadale with recreational needs more than adequately catered for by way of golf courses and local swimming pool with the surrounding countryside allowing for leisurely walks.

Lounge Diner 11'4" x 20'11" (3.47 x 6.4)

Kitchen 13'3" x 8'6" (4.05 x 2.6)

Shower Room 6'4" x 7'4" (1.95 x 2.26)

Upper Lounge 25'1" x 12'1" (7.66 x 3.7)

Bedroom 11'3" x 8'0" (3.45 x 2.46)

Bathroom 6'4" x 8'0" (1.95 x 2.46)

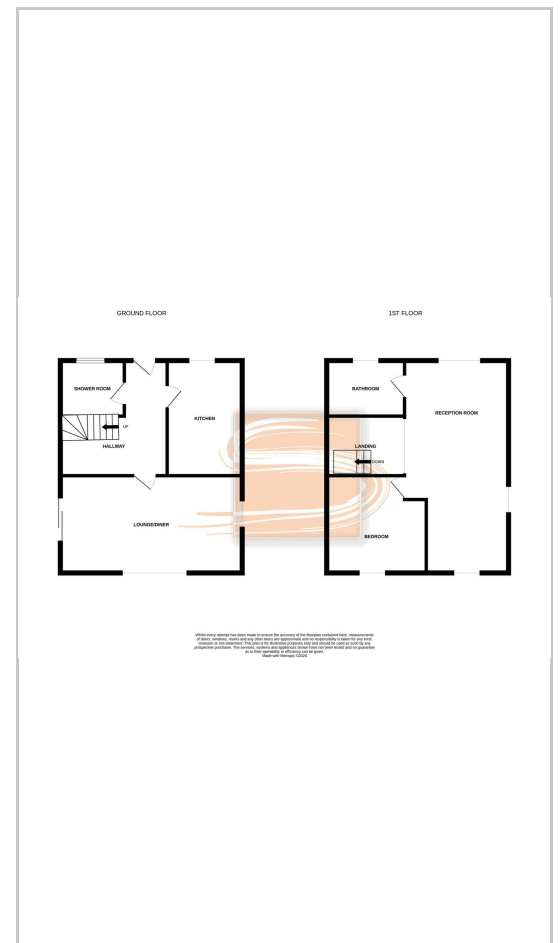
Contact Us

To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

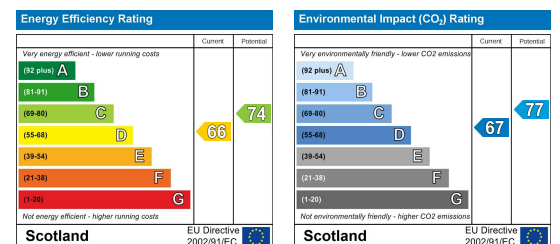
Area Map



Floor Plans



Energy Efficiency Graph



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