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59 Mayfield Drive

Armadale, Bathgate, EH48 2JQ

Offers over £155,000

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The flat features four well-proportioned bedrooms, providing plenty of space for relaxation and privacy. The layout is thoughtfully designed, ensuring that each room is filled with natural light, creating a warm and inviting atmosphere throughout. Additionally, there are two bathrooms, which add convenience for busy households. This property benefits from easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach.







Description

59 Mayfield Drive, Armadale

This spacious upper flat has been thoughtfully extended into the loft space to create additional accommodation, making it an ideal purchase for a growing family or a buy-to-let investor.

The property is accessed via a private side entrance, with a staircase leading to the main accommodation. The first floor comprises a generously proportioned lounge which is open plan to the dining area, creating a bright and welcoming living space. The fitted kitchen offers an excellent range of base and wall-mounted units, complemented by ample worktop space, a gas hob and a double wall-mounted electric oven.

Also located on this level are Bedroom One and Bedroom Four, with the latter offering flexibility as a home office, study or nursery. A family bathroom completes the accommodation on this floor.

The upper level provides two further well-proportioned bedrooms, both enjoying lovely views towards the surrounding countryside. A shower room completes the upper accommodation.

Externally, the property benefits from a large rear garden which is mainly laid to lawn, providing an excellent outdoor space for families. The side garden is also laid to lawn and features a paved driveway offering convenient off-street parking.

Further benefits include gas central heating, double glazing and excellent storage throughout.

Viewing is highly recommended to fully appreciate the generous living space and versatility that this impressive home has to offer.

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. The surrounding countryside allows for leisurely walks.

Lounge 15'5" x 10'5" (4.7 x 3.2)

Dining Arera 7'8" x 8'7" (2.35 x 2.64)

Kitchen 9'10" x 9'3" (3.00 x 2.83)

Bedroom 1 10'9" x 10'11" (3.3 x 3.35)

Bedroom 4 9'10" x 10'5" (3.00 x 3.18)

Bathroom 6'6" x 4'9" (2.00 x 1.45)

Bedroom 2 8'10" x 9'10" (2.7 x 3.00)

Bedroom 3 12'0" x 9'6" (3.67 x 2.9)

Shower Room 6'2" x 5'7" (1.88 x 1.71)

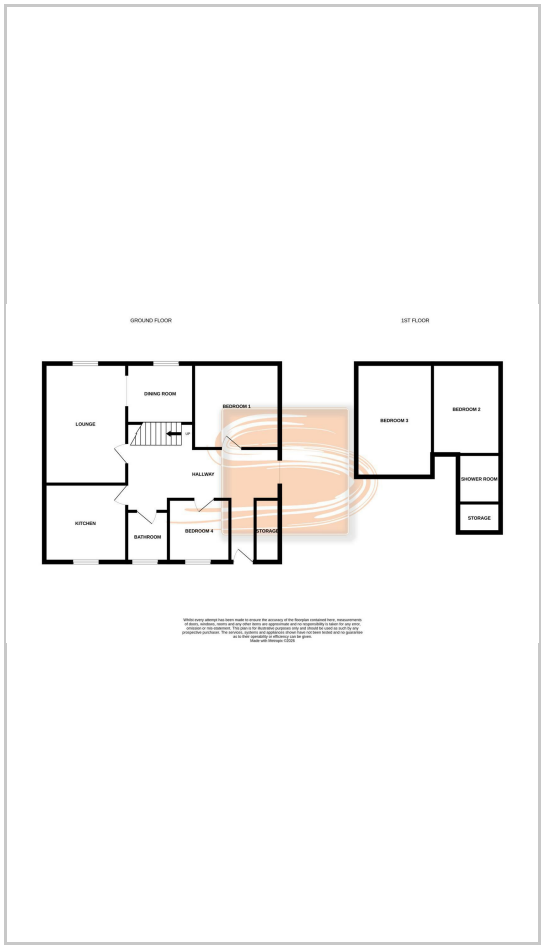
Contact Us

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

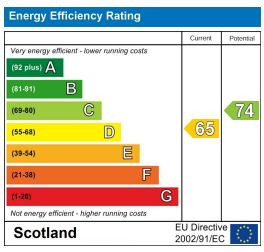
Area Map

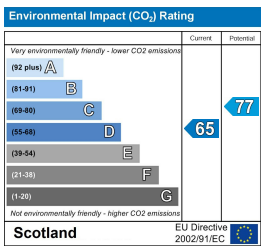


Floor Plans



Energy Efficiency Graph





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47/49 West Main Street, Armadale, West Lothian, EH48 3PZ
Tel: 01501 733200 Email: property@sneddons.com www.sneddons.com