



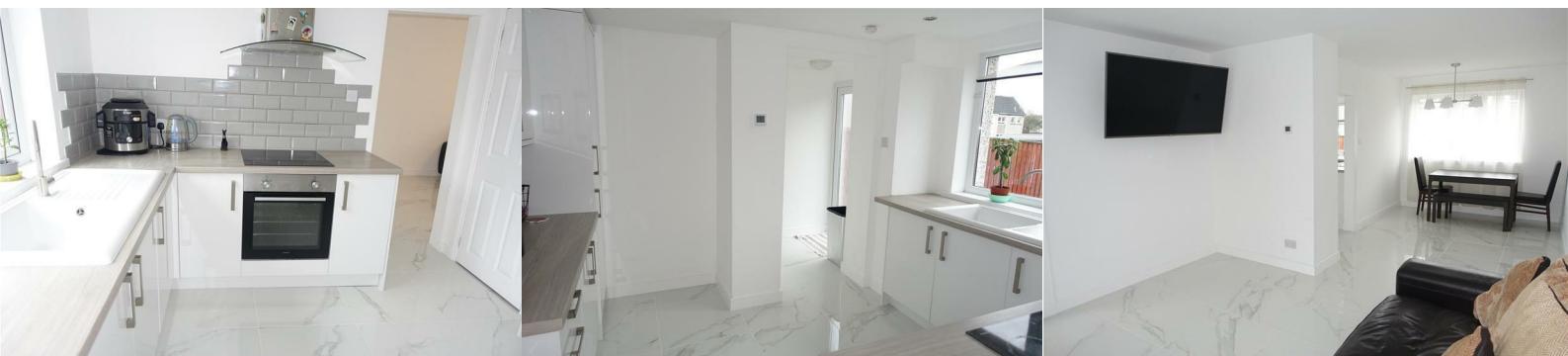
South Park

, Armadale, EH48 3LD

Offers over £159,995



A beautifully presented and deceptively spacious three-bedroom semi-detached home in a quiet cul-de-sac. With modern interiors, underfloor heating, a contemporary kitchen, generous gardens and walk-in condition throughout, this is an ideal family home. Early viewing is essential.



Description

18 South Park, Armadale is a deceptively spacious semi-detached family home set within a quiet cul-de-sac. Beautifully presented and truly in walk-in condition, this lovely property must be viewed internally to be fully appreciated.

The home is entered from the front into a warm and welcoming hallway, which features a stylish WC and a useful storage cupboard. The lounge is open plan to the dining area and benefits from underfloor heating. With natural light flowing from both the front and rear, it offers a bright and airy living space.

The modern, contemporary kitchen is accessed from the lounge and provides ample base and wall units, complementary worktops, an electric hob, and an electric oven. The integrated fridge freezer adds to the sleek finish. Just off the kitchen is a practical utility area with plumbing for a washing machine and direct access to the rear garden.

The upper level hosts three double bedrooms, with bedroom three benefiting from built-in storage. Additional storage can be found on the landing. The family bathroom is finished to a high standard and includes a shower over the bath.

Externally, the south facing rear garden is fully enclosed and mainly laid to lawn, offering a safe and private outdoor space. The generous front garden provides further outdoor potential, and—subject to the relevant planning consents—could offer the opportunity to create off-street parking.

This impressive family home also benefits from gas central heating and double glazing throughout. Viewing is essential to fully appreciate the accommodation on 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 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 Area 10'9" x 11'9" (3.3 x 3.6)

Dining Area 12'3" x 8'4" (3.75 x 2.56)

Kitchen 10'0" x 9'2" (3.05x 2.8)

Laundry Area 8'10" x 2'11" (2.7 x 0.9)

WC 4'1" x 5'6" (1.25 x 1.7)

Bedroom 1 11'9" x 10'9" (3.6 x 3.3)

Bedroom 2 10'2" x 12'3" (3.1 x 3.75)

Bedroom 3 11'1" x 8'6" (3.4 x 2.6)

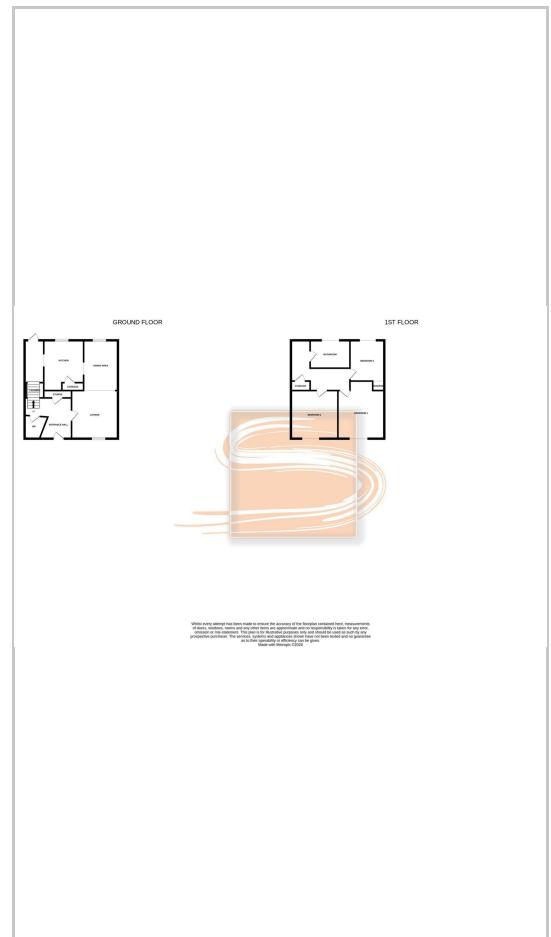
Bathroom 7'6" x 6'8" (2.3 x 2.08)

Contact us

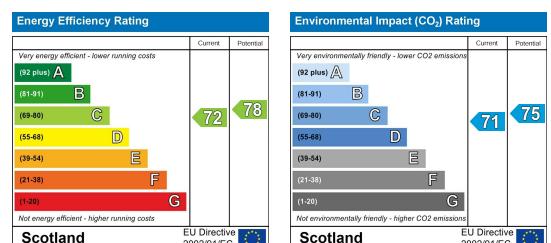
Area Map



Floor Plans



Energy Efficiency Graph



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