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104 Burns Avenue

Armadale, Bathgate, EH48 3PF

Offers over £140,000

2 1 1 B

Bright Semi-Detached Home on a Generous Corner Plot

Move-In-Ready with Excellent Potential

Modern Living with Room to Make It Your Own







Description

104 Burns Ave, Armadale – Bright Semi-Detached Home on a Generous Corner Plot

Set within a popular residential locale, this attractive semi-detached property occupies a good-sized corner plot and is presented to the market in move-in condition, while still offering excellent scope to add your own stamp.

The accommodation is well-proportioned throughout, beginning with a bright and spacious lounge-diner enjoying dual aspects to the front and rear. A wall-mounted electric fire forms an appealing focal point, and the open layout provides an ideal space for both relaxation and entertaining.

The kitchen offers a generous range of base and wall units, complimentary worktops, a ceramic hob, and an electric oven. A particularly useful built-in cupboard provides additional storage, enhancing everyday practicality.

The upper level hosts two double bedrooms, with bedroom one benefiting from built-in storage. A modern shower room completes the internal accommodation.

Externally, the property boasts substantial gardens to the front, side, and rear, primarily laid to lawn and offering excellent potential for landscaping or future development. The lowered pavement to the front provides the opportunity for off-street parking, subject to any necessary consents.

Further highlights include fresh décor, gas central heating, and double glazing, ensuring comfort and efficiency throughout.

Viewing is essential to fully appreciate the space, setting, and potential of this lovely home.

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 and surrounding countryside allowing for leisurely walks.

Lounge 16'4",196'10"x 10'6" (5,60x 3.21)

Kitchen 11'9" x 7'4" (3.6 x 2.24)

Bedroom 1 14'11" x 8'7" (4.55 x 2.63)

Bedroom 2 9'10" x 11'9" (3.0 x 3.6)

Shower Room 5'6" x 6'1" (1.68 x 1.86)

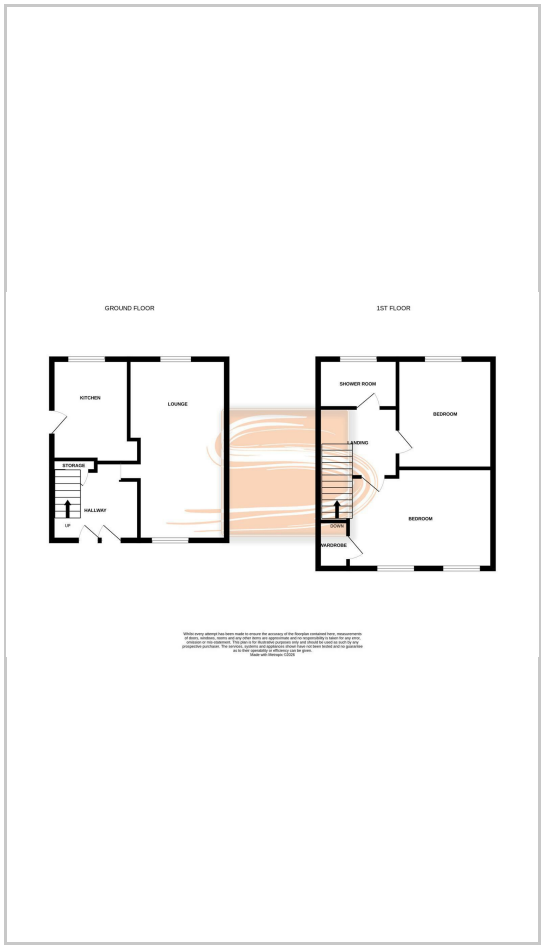
Contact Us

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

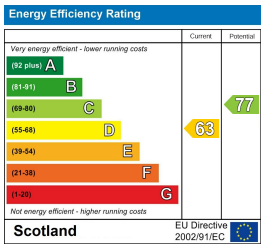
Area Map

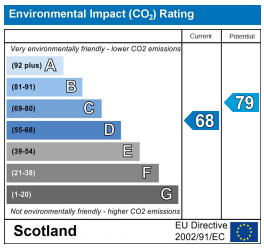


Floor Plans



Energy Efficiency Graph





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