



## 14 Dell Avenue

Armadale, Bathgate, EH48 3NA

Price £168,000



OPEN VIEWING SATURDAY 8TH MARCH 1.00PM - 2.30PM

Fixed Price £168 000

Discover this spacious mid-terrace family home, perfectly located for easy access to the Town Centre and just a short walk to Eastertoun Nursery and Eastertoun Primary School. Presented to the market in walk-in condition, this property offers generously proportioned accommodation arranged over two levels, ideal for modern family living.

3 Double Bedrooms  
Spacious Lounge  
Breakfasting Kitchen  
Large Garden



## Description

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### Lower Level:

**Welcoming Hallway:** Featuring practical storage space under the stairs.

**Lounge:** A good-sized room with a media wall serving as the focal point.

**Modern Kitchen:** Accessible from the lounge, the kitchen boasts ample base and wall units, complementary worktops, a built-in cupboard, gas hob, wall-mounted oven, and microwave. A standout feature of this kitchen is the charming breakfast bar.

**Family Bathroom:** Equipped with both a shower unit and a bath.

### Upper Level:

**Three Double Bedrooms:** Bedroom two includes three free standing wardrobes

**Landing:** Also has a built-in storage cupboard.

### Exterior:

**Rear Garden:** A standout feature, offering a large, relatively low-maintenance space with timber decking and an area laid to grass. The garden looks towards the local primary school, providing a lovely view.

**Front Garden:** Monoblocked and provides off-street parking.

The property further benefits from gas central heating, double glazing, and ample storage. Viewing is essential to fully appreciate the internal and external space that this lovely family home has to offer.

Don't miss the opportunity to make 14 Dell Avenue your new home. Contact us today to arrange a viewing!

### 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 12'11" x 12'3" (3.96 x 3.74)**

**Breakfasting Kitchen 9'6" x 13'6" (2.90 x 4.14)**

**Bathroom 7'1" x 6'3" (2.16 x 1.93)**

**Bedroom 1 10'2" x 13'5" (3.1 x 4.1)**

**Bedroom 2 9'5" x 11'5" (2.88 x 3.5)**

**Bedroom 3 12'9" x 8'2" (3.9 x 2.5)**

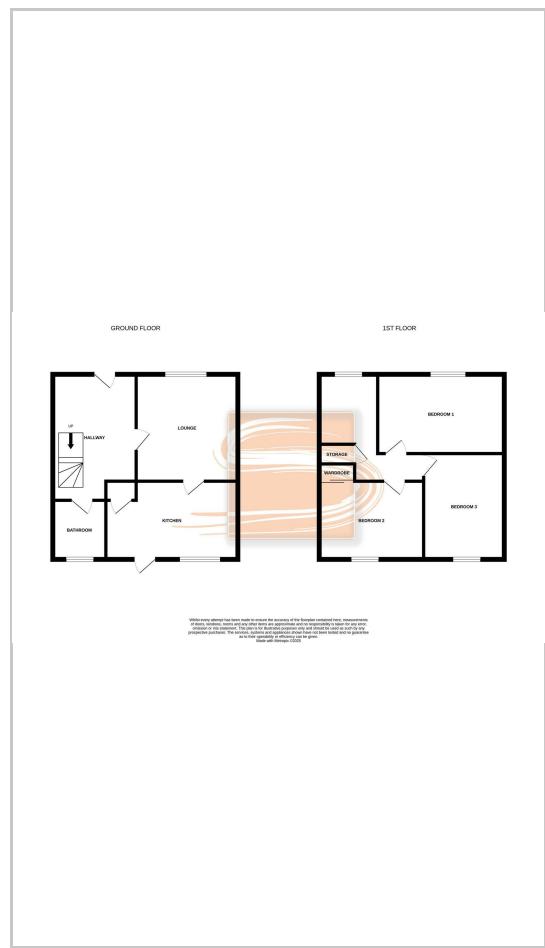
### Contact Us

To arrange a viewing or for further details please call 01501 733200 or email [property@sneddons.com](mailto:property@sneddons.com).

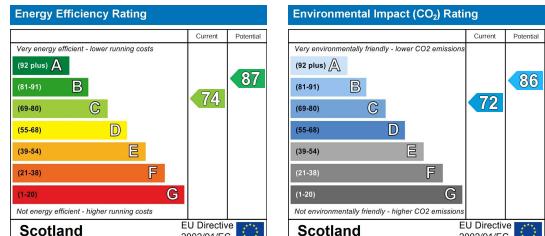
## Area Map



## Floor Plans



## Energy Efficiency Graph



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