



RE/MAX PROPERTY



**28 Lower Bathville, Armadale,
West Lothian, EH48 2JR**



- **Charming Mid Terraced Cottage**
 - **Quiet Location**
 - **Lovely Lounge**
 - **Modern Kitchen**
- **1 Good Sized Bedroom**
 - **Attractive Bathroom**
- **Gardens Front & Rear**

**** GREAT 1ST TIME BUY ****

**** CHARMING 1 BED MID TERRACED COTTAGE****

Carol Lawton and RE/MAX Property are delighted to bring to the market this well presented 1 bedroom mid terraced cottage, which is situated in a quiet location. The property comprises of entrance hall, lovely lounge, modern kitchen, 1 good sized bedroom and a attractive shower room. Further benefits include gardens front and rear, new boiler and radiators, GCH & DG. The property would be ideal for a first time buyer or investor.

Armadale is a traditional town which has benefiting from extensive development over the past years with a newly opened train station which delivers a frequent and timely service directly to Edinburgh and Glasgow as well as the close proximity to the M8 making this location perfect for commuting. Armadale high street offer a full range of shops, a newly opened Asda supermarket, post office, financial services, bars, restaurants and a golf course. With pre/primary and secondary schooling all within the town.

The home report is available from our website.

Freehold
Council tax band A
No factor fees

Front

Fully enclosed, attractive front garden that has paved area and access to the rear garden at the side.

Vestibule

4' 11" x 3' 9" (1.487m x 1.142m)

Enter via a wooden door with partial glazing into the bright vestibule that then gives access to the entrance hall. Central light fitting and carpet flooring.

Entrance Hall

15' 5" x 3' 10" (4.702m x 1.178m)

Light hall that provides access to the lounge, bedroom and the bathroom. Central light fitting, carpet flooring and a radiator.

Lounge

15' 8" x 11' 9" (4.787m x 3.569m)

Lovely room with a window to the rear of the property. Central light fitting, carpet flooring and a radiator. Access to the kitchen.

Kitchen

9' 3" x 6' 0" (2.816m x 1.828m)

Modern, newly decorated galley kitchen with a window to the side of the property. Comprising of base and wall units with complimentary work tops, splash back tiling and a stainless steel sink with chrome mixer tap. Slot in electric cooker and space for a freestanding appliances. Central light fitting, vinyl flooring and a radiator.

Bedroom

12' 2" x 11' 10" (3.699m x 3.603m)

Good sized room with a window to the front of the property. Central light fitting, carpet flooring and a radiator.

Bathroom

7' 11" x 4' 6" (2.420m x 1.383m)

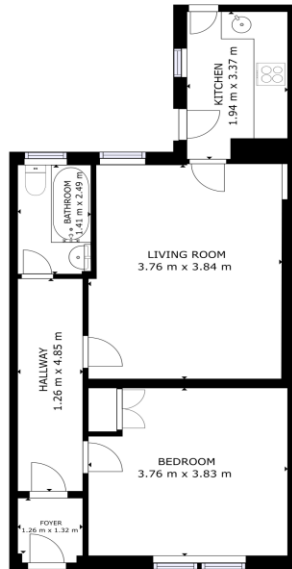
Attractive room with an opaque window to the rear of the property. Comprising of a white WC, sink with chrome taps and bath with chrome taps. Central light fitting, partially tiled walls, vinyl flooring, wall cabinet and a radiator.

Rear Garden

Fully enclosed generous rear garden with a gate for access. There is a patio area, lawn area and a shed that will be left as a gift. A relaxing area to enjoy.

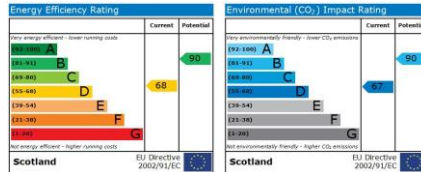






GROSS INTERNAL AREA
FLOOR 1: 53.56 m²
TOTAL: 53.56 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.



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