



MONARCH
REAL ESTATE

23 Southdale Avenue, Armadale, EH48 2FP



OFFERS OVER £175,000



Presenting an ideal home for those seeking a peaceful, yet well-connected address, this immaculate two-bedroom mid-terraced house in Armadale; set on the rural fringes, just a short drive from the M8.

The southerly facing modern home enjoys attractive interiors, a delightful garden and allocated private parking to the rear. Setback behind a large landscaped 'green', the house opens into a bright vestibule with practical downstairs WC. The vestibule leads directly into a sunny and spacious living room enjoying tasteful neutral décor. The kitchen sits off the living room and opens onto the rear garden. The kitchen offers a relaxed setting for dining and patio doors can be opened up into the garden on those summer months. Offset by rich wood vinyl flooring, the space is fitted with an array of stylish cream gloss cabinets and plentiful workspace and modern appliances.

Stairs from the living room lead up to a first-floor landing, where there are two excellent bedrooms, the largest bedroom enjoys a south facing position and built-in storage. Completing this appealing home is a stylish three piece bathroom appointed with a WC, a pedestal basin and a shower-over-bath with a glazed screen. Gas central heating and double glazing ensure a warm, home all year round.

Externally, the house is complemented by an enclosed rear garden with rear access gate to the residents parking area, with allocated space.



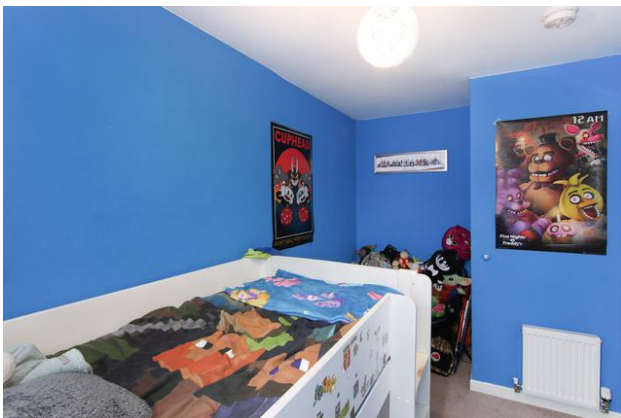
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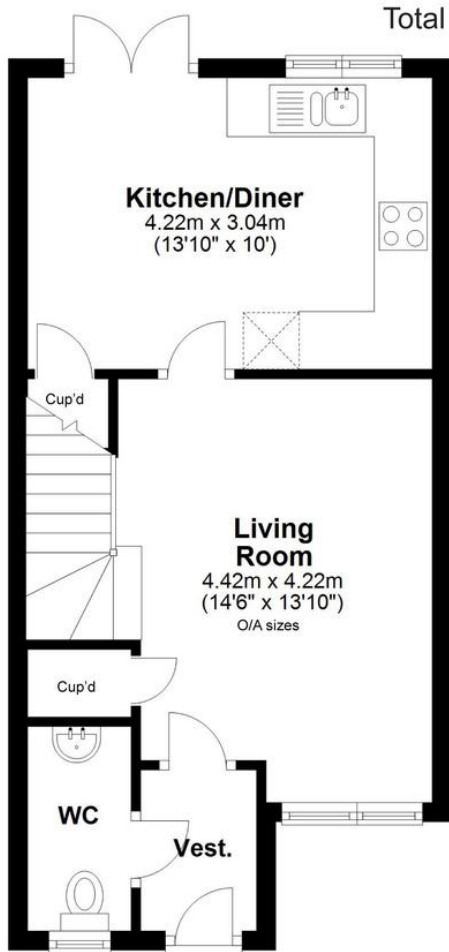
ARMADALE

Southdale Avenue is in a modern development, on the outskirts of Armadale, close to the train station and a primary school. Armadale is a popular commuter town, adjacent to the M8 and 8 miles from Livingston. Due to its close proximity to the M8 it offers fast efficient connections to Edinburgh, Glasgow, the M9 and Edinburgh International Airport. The high street offers a good range of local stores, plus there is an Asda store, with more extensive shopping found at the Almondvale centre in Livingston. There is an Xcite leisure centre and neighbouring Bathgate has a golf course as does the nearby Polkemmet Country Park. Beecraigs country park is a short drive away. Excellent schooling is provided with a choice of two primary schools and Armadale Academy. As well as the M8, there are great transport links with a train station and regular bus services.

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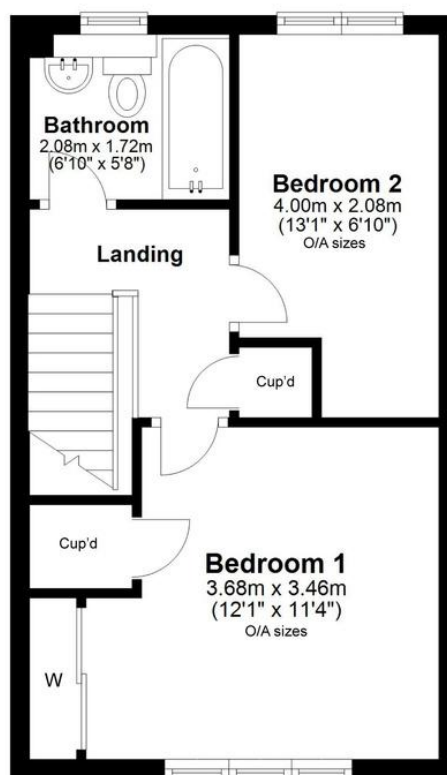


Total Area: approx. 67.4 sq.metres (725.3 sq. feet)



Ground Floor

Approx. 35.1 sq. metres (377.9 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.4 sq. feet)



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