



2 Bed Mid-Terrace Villa

4 GRACIE'S WYND, ARMADALE, WEST LOTHIAN EH48 2LN

Sneddon Morrison Estate Agents are delighted to offer this two-bedroom mid-terrace villa, situated close to the heart of Armadale, to the open market. The property requires some modernisation however is in good decorative order throughout and will make an excellent home for the discerning buyer. Comprising:

- Entrance Hallway
- Lounge/dining area
- Kitchen
- 2 Double bedrooms
- Bathroom
- Gardens to front & rear

Armadale is a former mining town, about two miles west of Bathgate and 30 minutes by road from Edinburgh Airport. The location of the property is ideally suited for commuters, situated close to both the M8 and M9 motorways, which provide excellent transport links to Edinburgh, Glasgow and Stirling. Armadale train station is nearby, offering a 30-minute journey into Edinburgh via a frequent direct service.

HALLWAY

Entry to the property is gained via an aluminium/glazed door into the hallway which has carpet to the floor, a wall-mounted radiator and a under stair storage cupboard which houses the electricity meter and fuse box. From the hallway, we gain access to the lounge, kitchen and carpeted staircase to the upper level. The top landing provides access to the two bedrooms, bathroom and loft area.

LOUNGE/DINING AREA

5.90m x 3.35m at widest or (19' 4" x 11')

This spacious and bright room has windows to the front and rear overlooking the gardens and surrounding area. There is carpet to the floor, two wall-mounted radiators, TV point, telephone point and ample power points. The room further benefits from a gas with brick surround.



KITCHEN

3.46m x 2.71m both widest point or (11' 4" x 8' 11")

Set to the rear of the property, the kitchen has a window overlooking the garden area. There is carpet to the floor, a wall-mounted radiator and ample power points. There are ample base and wall units with coordinated worktops, a stainless steel sink with drainer and splash back tiles. The room has space for the following freestanding appliances: cooker, fridge/freezer and washing machine. The rear hallway provides access to the rear garden via a timber/glazed door.



BEDROOM 1

2.62m x 4.86m or (8' 7" x 15' 11")

Situated to the front of the property this spacious double bedroom has two windows overlooking the garden and street area. The room has carpet to the floor, a wall-mounted radiator, ample power points and further benefits from a storage cupboard, which houses the boiler.



BEDROOM 2

3.14m x 3.34m or (10' 4" x 10' 11")

Overlooking the rear garden area, this good-sized room has carpet to the floor, a wall-mounted radiator and ample power points



BATHROOM

1.44m x 2.73m or (4' 9" x 8' 11")

With an opaque window to the rear, the suite comprises of a; WC, a built-in wash hand basin and a bath with splash back tiles. The room has carpet to the floor and a wall-mounted radiator.



GARDEN

The property has gardens to the front & rear. The front garden consists of a paved path leading to the property with two areas of decorative stone chips. The rear garden has a paved patio area, an area laid. Both gardens are enclosed by a timber perimeter fence. to lawn and an area of bark with various plants, shrubs and bushes.



Total Floor Area – 74 m²

Council Tax: A - £1,195.43 per year

EXTRAS

Can be discussed and agreed with the seller.

INFORMATION - All sizes are recorded by laser tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.

VIEWING - Strictly by appointment through Sneddon Morrison Estate Agents – **01501 749269**.

OFFERS - All offers should be submitted to the Whitburn office of Sneddon Morrison Estate Agents - **Fax No. – 01501 745440**

INTEREST - It is important your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.

OFFICE CONTACT - Stacey Stirrat on **01501 749269**.

THINKING OF SELLING? - To arrange your FREE market valuation today simply call **01501 749269** and ask for Stacey Stirrat.

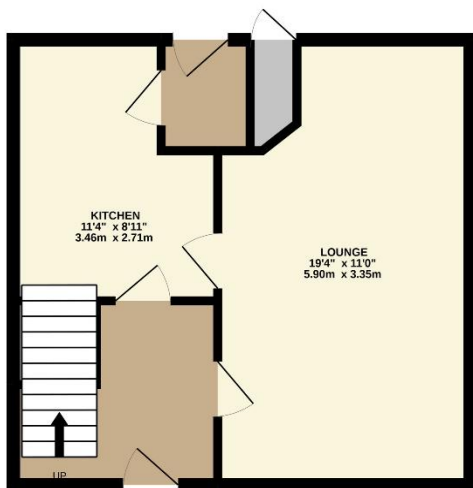
Thinking of Selling?

We would be happy to provide you with a **FREE** market appraisal of your home at your convenience.

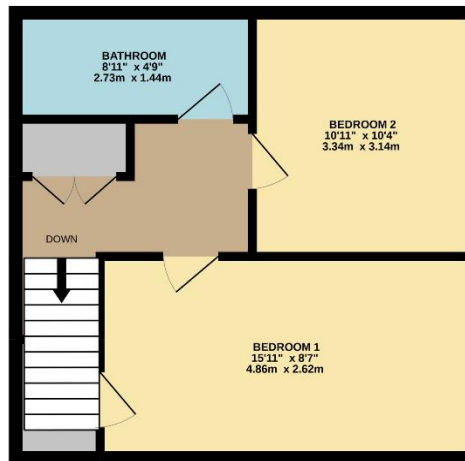
For your **FREE** Valuation please call

01501 740 345

GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.

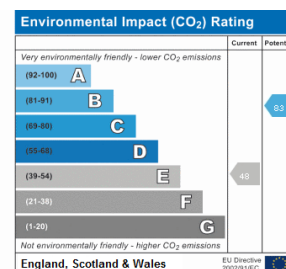
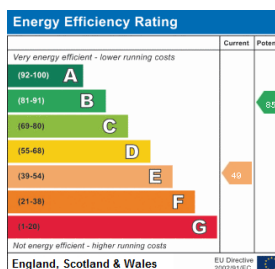


1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Address:
4 Grade's Row, Armdale Park, EH48 2LN

IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer



All Enquiries to:

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Branches at Bathgate, Livingston and Whitburn