



97 Woodend Walk

Armada, West Lothian, EH48 3QN

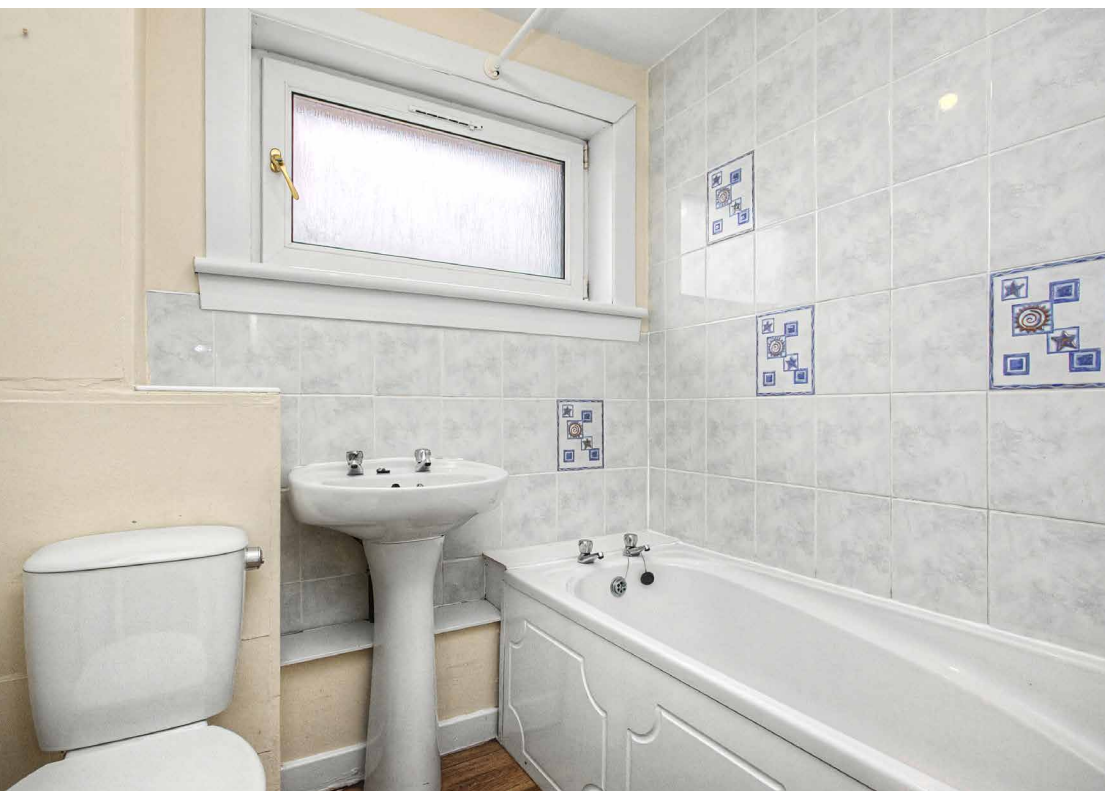


Property Summary

Set within an established residential development in Armadale, this well-presented first-floor flat offers comfortable, low-maintenance living with excellent local convenience, making this an ideal first-time purchase or investment opportunity in West Lothian. The accommodation comprises a bright living/dining room with space to relax and entertain, a fitted breakfasting kitchen with space for freestanding appliances, a well-proportioned double bedroom with built-in storage, and a bathroom with a shower-over-bath. Externally, residents benefit from access to private garden ground, while local shops, schooling, and commuter transport links are all within easy reach and parking is unrestricted on surrounding streets.

Property Features

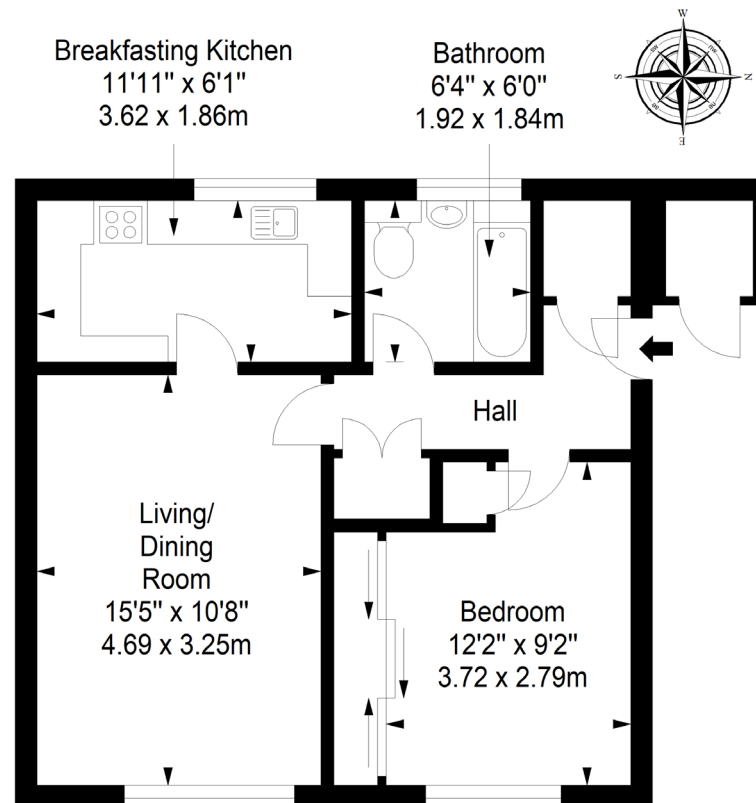
- One bedroom first floor flat
- Commuter town location, close to local amenities
- Accessed via a secure shared stairwell
- Spacious living/dining room
- Naturally-lit breakfasting kitchen
- Double bedroom with built-in storage
- Bright bathroom with a shower-over-bath
- Private garden space
- Unregulated parking on surrounding streets
- Gas central heating and full double glazing
- EPC Rating - C



Floorplan

First Floor

Approx. 45.6 sq. metres (490.8 sq. feet)



Total area: approx. 45.6 sq. metres (490.8 sq. feet)

All Enquiries to our Property Department:

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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. S1106