



36 Woodhead Grove, Armadale, Bathgate, West Lothian, EH48 3HU

Three-Bedroom, Modern, Semi-Detached House, with Gardens and a Driveway

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Property Description

Light and tastefully presented, three-bedroom, modern, semi-detached home, with gardens and a driveway. Located in a modern and established, residential development in Armadale, West Lothian.

Comprises an entrance hallway, living room, dining/kitchen, three flexible bedrooms, a family bathroom and a ground-floor WC.

Highlights include a modern fitted kitchen, a stylish bathroom, contemporary flooring and lighting. In addition, there is superb storage including a floored loft, gas central heating and double glazing.

A generous plot includes lawns to the front and rear, a wood-decked patio, a shed, and an extensive mono-block driveway.

The development also offers additional, unrestricted on-street parking, a local play park and good transport links.

A welcoming entrance hall gives access to the lounge, carpeted stairway and to the WC, with a two-piece suite. Modern wood-effect flooring continues from the hall into the front-facing living room, with decorative coving, a central spotlight fitting, and French doors to the kitchen. Rear-facing, the kitchen also has French doors and a second door to the garden, together with space for a dining table. Fitted units include stone-effect worktops, a sink with a drainer, a washing machine, a fridge/freezer, an integrated oven and a five-burner gas hob.

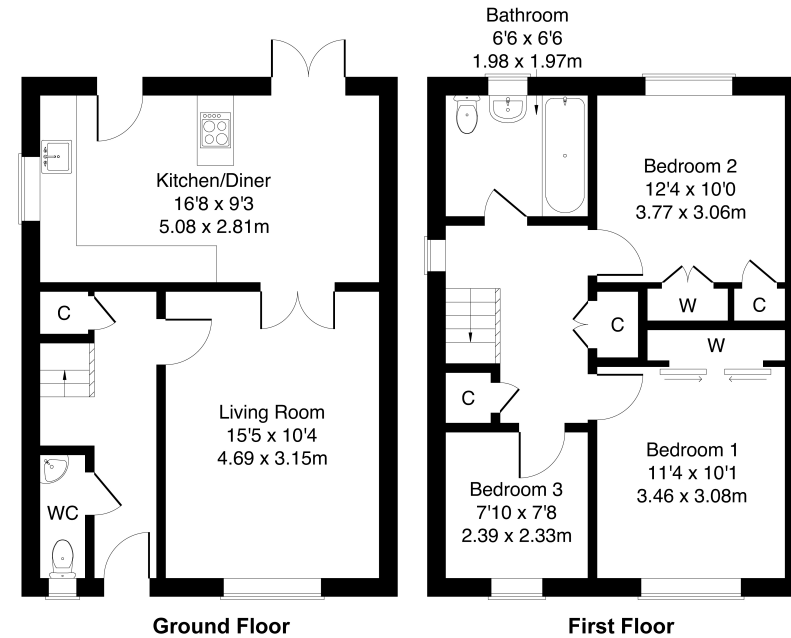
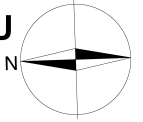
On the first floor, bedroom one is set to the front, with built-in mirrored wardrobes, carpeted flooring, and a central light fitting. Bedroom two overlooks the rear garden and also includes carpeted flooring and built-in wardrobes. A flexible third bedroom is set to the front, with modern wood-effect flooring.

A stylish family bathroom has a fitted three-piece suite, including a shower over the bath, contemporary wall panelling, and a ladder-style radiator.



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Approximate Gross Internal Area: (947 sq ft - 88 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Armadale is a historic mining town, set between Edinburgh and Glasgow, offering all the expected amenities of a town of its size, including a wide variety of high-street and speciality stores, bars, restaurants and cafes, including Co-op and ASDA supermarkets. Both primary and secondary schools are within a short walking distance of the property. Armadale offers a convenient commuting location with trains every thirty minutes to

Edinburgh and Glasgow. Both Blackridge and Armadale stations are a short drive from the property. There are also excellent transport links to Edinburgh by road and bus, with easy access to the M8 motorway and to the main central belt road network. The towns of Bathgate and Livingston, only a short drive away, both offer comprehensive facilities and amenities, major stores and a multi-screen cinema.





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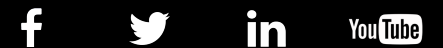
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