



## 28 Woodend Walk, Armadale, Bathgate, West Lothian, EH48 3QW

Well-Presented, Three-Bedroom, Mid-Terrace Home with Gardens

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# Property Description

Well presented, three-bedroom, mid-terrace family home, with private gardens set in an established residential development and offering spacious and flexible family accommodation on two storeys in Armadale, West Lothian.

Comprises a living room, dining room, kitchen, three bedrooms and bathroom.

Tastefully finished, highlights include a stylish fitted kitchen with appliances and a modern bathroom suite. Further benefits include UPVC double glazing, gas central heating and excellent storage space, including bedroom wardrobes.

The property enjoys private gardens to the front and the rear, including lawns, patios, a wooden deck, and a shed.

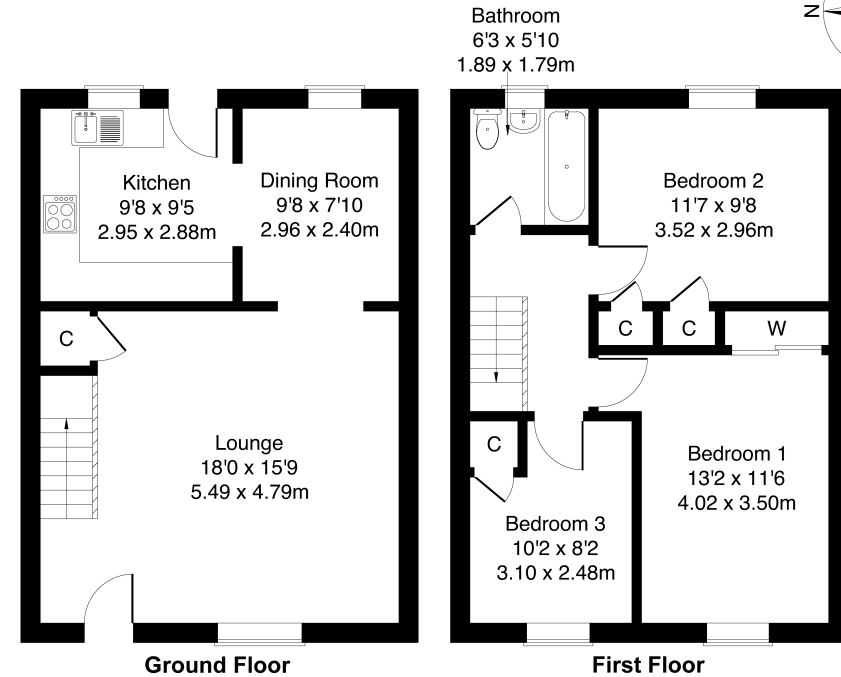
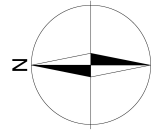
A welcoming entrance opens onto the living room, tastefully finished, with a feature panelled wall, wood-effect flooring, a central light fitting, and a full-height window allowing plenty of natural light. Set off, there is a separate dining area, giving access to a stylish kitchen with a door leading to the rear garden. Modern fitted units and worktops include a sink with a drainer, a tiled surround, and an integrated hob and an eye-level oven, with space for freestanding appliances.

On the upper floor, bedroom one is set to the front, offering a generous space for furnishing, while featuring carpeted flooring and a built-in cupboard. Two further flexible bedrooms are set to opposite aspects, similarly finished with carpeted flooring and built-in storage. Completing the accommodation, a stylish family-sized bathroom is fitted with a modern three-piece suite including a shower over the bath, panelled splash walls, and a ladder-style radiator.



**28 Woodend Walk, Armadale, EH48 3QW**

Approximate Gross Internal Area: (936 sq ft - 87 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 charming historic mining town ideally located between Edinburgh and Glasgow, making it a convenient choice for commuters. The town offers a wide range of local amenities, including high-street and speciality shops, bars, restaurants, and cafes. Everyday essentials are well-covered with Co-op and ASDA supermarkets, while leisure facilities include a swimming pool and access to both primary and secondary schools. Armadale railway station provides regular

services, with trains running every thirty minutes to both Edinburgh and Glasgow. The town also benefits from excellent road and bus links, easy access to the M8 motorway, and the central belt's main transport network. Just a short drive away, the neighbouring towns of Bathgate and Livingston offer an even broader selection of amenities, including major retail outlets and a multi-screen cinema, ensuring all lifestyle needs are easily met.





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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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