



147 Woodend Walk, Armadale

Offers Over £145,000





## 147 Woodend Walk

### Armadale

Welcome to Woodend Walk, this immaculately presented three bedroom home has been comprehensively renovated throughout and is offered to the market in true walk-in condition, combining contemporary style with practical, well proportioned accommodation. Most residents approach the property from the back door next to the residents' parking area, stepping inside, you enter directly into the modern fitted kitchen, which features sleek grey high gloss wall and base units complemented by white worktops. The kitchen benefits from a gas hob with extractor above, integrated appliances and modern lighting, creating a stylish yet functional space. Wooden flooring runs throughout the ground floor, with oak internal doors providing a high quality, cohesive finish throughout the home.

From the kitchen, the property opens into a spacious dining area, comfortably accommodating a six seater dining table and ideal for both everyday living and entertaining. Finished in neutral décor with smooth plastered walls, this space also benefits from a large built in storage cupboard, offering excellent practicality.

An attractive archway leads through to the bright and welcoming living room, which enjoys a large front facing window allowing plenty of natural light. A contemporary media wall provides a striking focal point, making this an ideal space to relax.

The ground floor is completed by a welcoming entrance hallway, accessed from the front of the property, along with a useful under stairs storage cupboard.

To the first floor, the family bathroom has been fully renovated to a high standard and features a freestanding bath, vanity sink unit with storage beneath, stylish black taps and fittings and a distinctive black iron radiator, all finished with modern wall panelling.





Bedroom two is a generous double bedroom, finished in neutral décor with wooden flooring and benefiting from a large built in storage cupboard. The principal bedroom is an excellent sized room, presented in immaculate condition and offering extensive built in storage, including fitted units surrounding the window as well as an additional built in cupboard.

The third bedroom is currently utilised as a dressing room but would make a fantastic single bedroom, home office or study, featuring wooden flooring, a front facing window and tasteful décor.

Externally, the property continues to impress. To the front, there is a private garden area with space for outdoor seating. To the rear, the low maintenance garden has been thoughtfully designed with paving and decorative stone, providing a practical and private outdoor space with minimal upkeep required.

This superb home will appeal to a wide range of buyers seeking a stylish, turnkey property finished to a high standard throughout.

Situated in a well established part of Armadale, the property is within walking distance of local amenities including shops, cafés, a medical centre and community facilities. Families will appreciate the choice of local primary schools such as Armadale Primary, Eastertoun Primary and St Anthony's RC Primary, along with Armadale Academy for secondary education.

Excellent transport links are close at hand, with Armadale train station approximately 1.3 miles away providing direct services to Edinburgh and Glasgow and there are regular bus routes nearby. Next to the train station you will find Asda Supermarket, The Rowan Tree Bar & Restaurant as well as a local private nursery.

Larger supermarkets and further retail options are also within easy reach, at the neighbouring town Bathgate, making this an ideal location for convenient everyday living.

Home Report Value- £150,000

EPC - C

Council Tax Band - B

Square Ft- 925.7/86m<sup>2</sup>

\*House sold as seen, all white goods, blinds & light fittings included in sale.

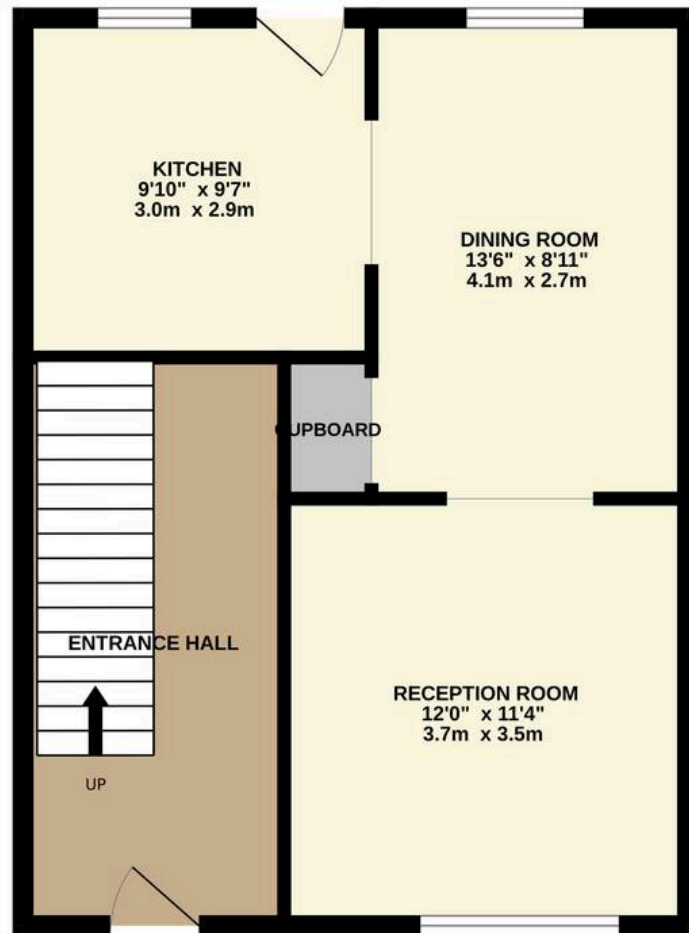
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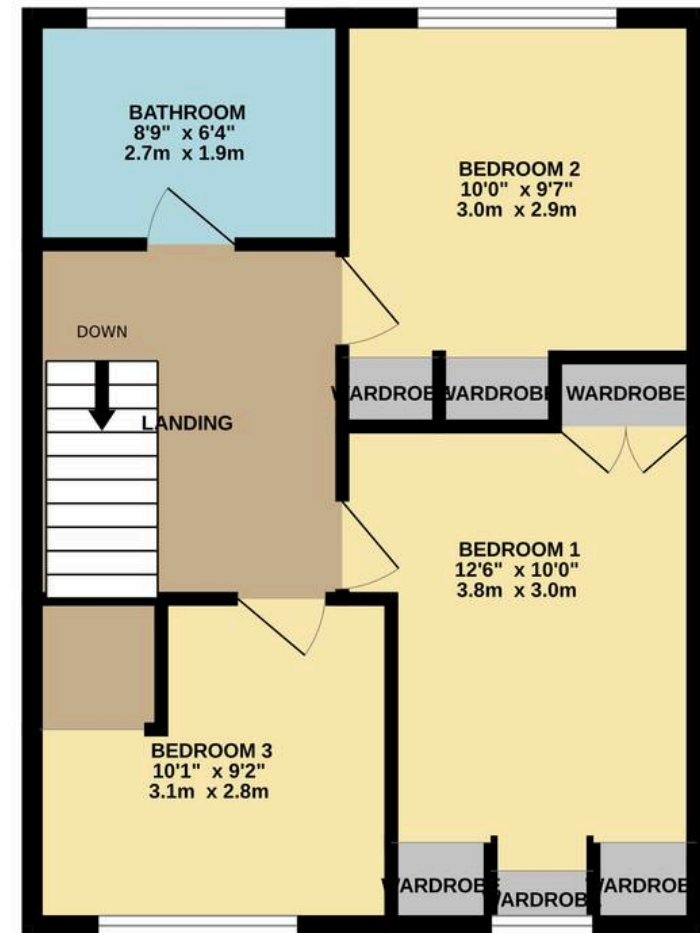




GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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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## Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

[info@bridges-properties.co.uk](mailto:info@bridges-properties.co.uk)

[www.bridges-properties.co.uk/](http://www.bridges-properties.co.uk/)

