



15 Southdale Avenue, Armadale

Offers Over £185,000



15 Southdale Avenue

Armadale

Welcome to Southdale Avenue, a beautifully presented two bedroom mid terrace home built by Bellway, the popular Geddes house type, offering modern living, two bathrooms and a highly convenient location ideal for commuters. Presented in move in condition, this home features an open plan kitchen and dining area, two double bedrooms and allocated parking to the rear.

Upon entering, you are welcomed into a bright entrance hallway. Positioned to the left hand side is the downstairs WC, fitted with a two piece suite and conveniently located for guests and everyday use.

Moving through the hallway, you are introduced to the lounge, a comfortable and well proportioned space that can easily accommodate two large sofas along with a media wall. This room offers a relaxing setting for everyday living and flows naturally through to the rear of the home.

To the rear of the property is the open plan kitchen and dining area, spanning the full width of the home. The kitchen is fitted with white gloss cabinetry and complemented by splashback tiling and generous worktop space. Integrated appliances include a fridge freezer and dishwasher, alongside a four point gas hob and oven, with additional space for a washing machine. There is room for dining for two to four people, while a useful storage cupboard is positioned underneath the stairs. Patio doors provide access to the rear garden and allow natural light to fill the space.

Upstairs, the property offers two well proportioned double bedrooms. The principal bedroom comfortably accommodates a king size bed with bedside cabinets and benefits from a large fitted wardrobe as well as an additional storage cupboard.



Bedroom two is currently arranged with a single bed but can comfortably accommodate a double bed with bedside cabinet and space for wardrobes, making it a versatile second bedroom. The main family bathroom is also located on the upper level and comprises a modern three piece suite including a bathtub with overhead shower, finished with full tiling and neutral décor. The upstairs landing is spacious and bright, enhancing the overall feel of the home.

Externally, the property benefits from a low maintenance north facing rear garden, ideal for relaxing or entertaining. To the rear, there is an allocated parking space along with several visitor bays, providing convenient parking options.

Southdale Avenue is situated within a highly desirable and family friendly area of Armadale. Southdale Primary School is within walking distance, with Armadale Academy also nearby. Armadale Train Station is just moments away, offering excellent transport links to Edinburgh and Glasgow, while local amenities including Asda, shops and everyday conveniences are all close at hand. The surrounding area also offers a range of scenic walks and outdoor spaces, making this an ideal home for first time buyers, downsizers or commuters.

Armadale is a charming, traditional town which has been vastly developed over the past few years. Commuters benefit from the convenient train station that links Armadale to Edinburgh and Glasgow, in addition to its close proximity to the M8 Motorway. Shopping needs are fully catered for, with a wide range of stores, supermarket, post office, bars and restaurants available as well. All levels of schooling are available within the area itself from nursery through to high school level with an excellent reputation. Furthermore, there are numerous parks and public places atop former industrial sites and mines. All these elements make Armadale an ideal location to settle down in.

Home Report Value- £190,000

EPC - C

Council Tax Band - C

Square Ft- 743/ 69m2

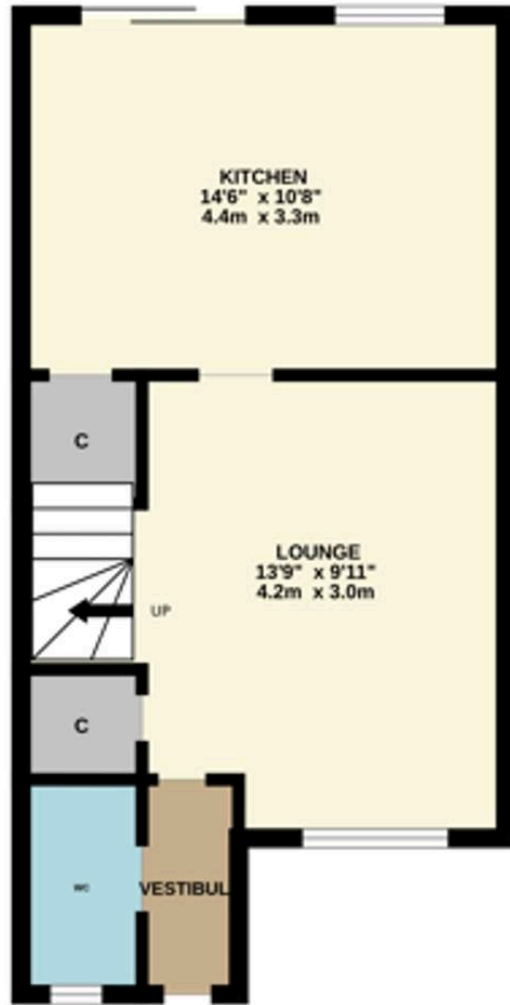
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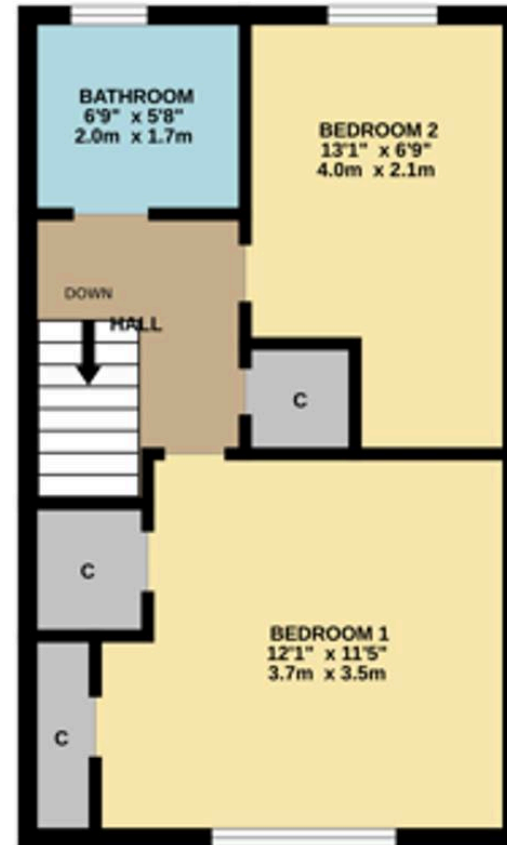




GROUND FLOOR



1ST FLOOR



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