



41 South Park, Armadale

Offers Over £140,000



41 South Park

Armadale

Welcome to South Park, Armadale, a well presented two bedroom semi detached home offering spacious accommodation, a versatile loft conversion and a convenient central location. Presented in move in condition, this property is ideal for first time buyers, downsizers or anyone seeking a home with flexible living space.

Upon entering, you are welcomed into a bright hallway with two large storage cupboards positioned directly ahead, providing excellent practicality for everyday living. To the left hand side is the spacious lounge, a comfortable setting that accommodates a large sofa and media wall. This space flows through a partition into the open plan dining area, which comfortably seats six to eight people, making it ideal for hosting and entertaining.

To the rear of the property is the kitchen, fitted with ample worktop space and cabinetry, along with space for a cooker, washing machine and fridge freezer. A useful cupboard provides additional pantry style storage, and a rear door offers direct access to the garden.

Upstairs, the property offers two generous double bedrooms. The principal bedroom is positioned to the rear of the home and comfortably accommodates a king size bed with bedside cabinets. Bedroom two, located to the front, is also a spacious double room and benefits from a fitted wardrobe along with space for additional furnishings such as a desk or drawers.

The family bathroom is located on the first floor and has been upgraded to a modern standard, comprising a three-piece suite with a bathtub and overhead shower, wet wall tiling, and a heated towel rail.



A further staircase leads to the loft conversion, a bright and versatile space enhanced by two skylight windows. Currently used as a dressing room, this area offers excellent flexibility and could be adapted as a home office, hobby space or additional bedroom, subject to requirements.

Externally, the property benefits from a generous east facing rear garden, offering a low-maintenance outdoor space with plenty of sunlight throughout the day, ideal for relaxing or entertaining. Parking is communal, with a car park located to the rear of the property providing ample space for residents and visitors.

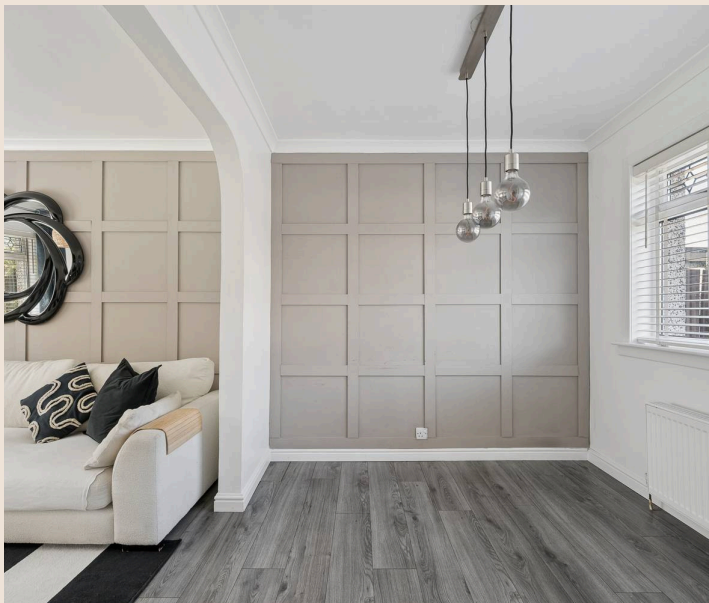
South Park is ideally positioned close to the heart of Armadale, offering excellent convenience for local amenities. Southdale Primary School is within easy reach, along with Armadale Academy. Armadale Train Station is just a short walk away, providing direct links to Edinburgh and Glasgow, while the M8 motorway is also easily accessible. Additional amenities including Asda, local shops, cafés and healthcare facilities are all nearby, making this a highly convenient and well connected place to call home.

Home Report- £145,000

EPC -D

Council Tax Band - A

Square Ft- 786/ 73m2

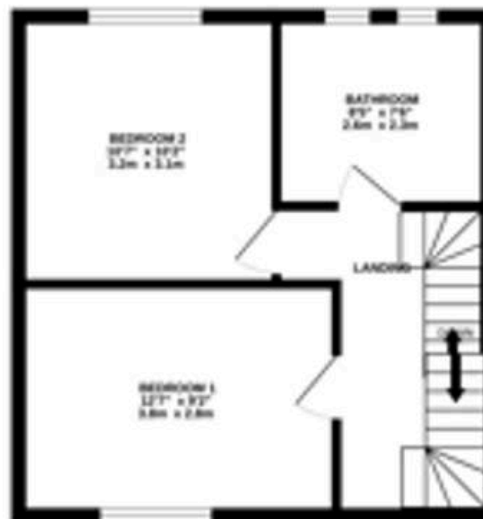




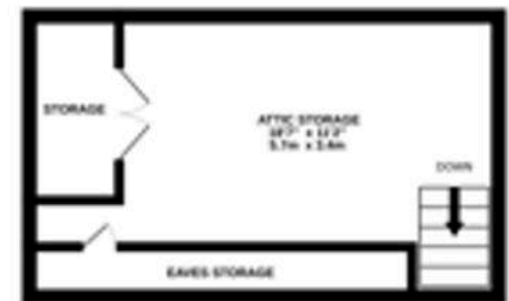
GROUND FLOOR



1ST FLOOR



2ND FLOOR



While 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

www.bridges-properties.co.uk/

