



2/6, East Main Street, Armadale

Offers Over £60,000



## 2/6, East Main Street

### Armadale

Positioned on East Main Street in the heart of Armadale, this beautifully presented studio apartment offers an exceptional opportunity for first time buyers, downsizers, investors or anyone seeking a stylish, low maintenance home in a highly convenient location.

Occupying a desirable corner position, the property enjoys an abundance of natural light and a flexible, open plan layout that has been thoughtfully upgraded and professionally staged to showcase its full potential. Presented in true walk in condition, every detail has been carefully considered, creating a modern and inviting living space ready to be enjoyed from day one.

Upon entering, you are welcomed into a spacious open plan living and sleeping area that offers impressive versatility. Enhanced by recently installed wooden flooring, the room immediately feels warm, contemporary and inviting. The generous proportions comfortably accommodate a double bed, sofa, television unit, coffee table and additional freestanding furniture, whilst still maintaining a bright and uncluttered feel. Two separate integrated storage cupboards provide excellent practicality, ensuring the space can be fully maximised without compromising on style.

Flowing naturally from the main living area is a dedicated dining space, offering ample room for a dining table capable of seating up to four people. Whether used for entertaining guests, working from home or enjoying everyday meals, this flexible area adds another dimension to the property's impressive layout. Neutral décor throughout creates a calming backdrop, allowing buyers to simply move in and personalise the space to their own taste.



The bathroom has recently undergone significant upgrades and now features a contemporary wet wall finish that delivers both style and practicality. A striking contrast between the dark toned wet wall panels and bright flooring creates a sophisticated aesthetic, whilst the recently installed electric shower and updated flooring ensure modern comfort. The spacious walk in shower enclosure is particularly impressive, offering a level of space rarely found within studio accommodation. Additional integrated storage further enhances functionality within this beautifully finished flat.

Completing the accommodation is the recently upgraded kitchen, designed with modern living in mind. Finished in stylish light grey tones that remain highly sought after, the kitchen combines sleek contemporary design with everyday practicality. Quality appliances elevate the space, whilst the layout provides room for a breakfast table, the perfect spot to enjoy a morning coffee or relaxed breakfast before starting the day.

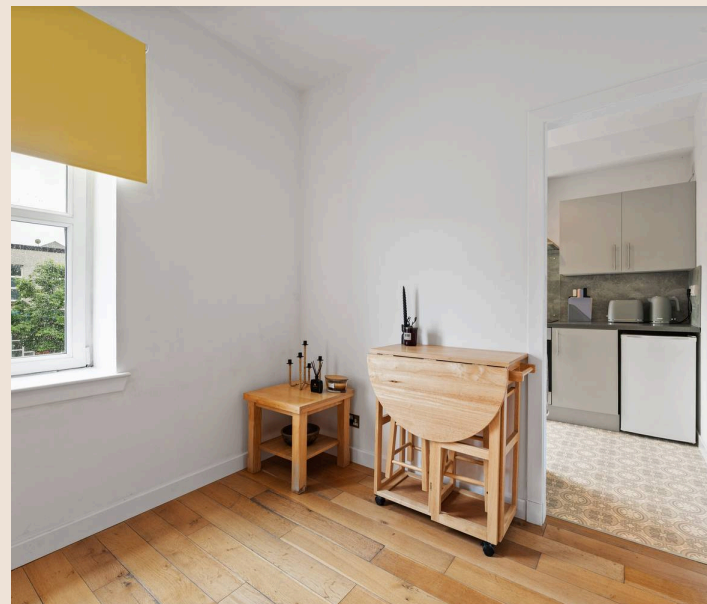
Beyond the property itself, East Main Street enjoys a central position within Armadale, placing a wide range of amenities within easy reach. Local shops, cafés, supermarkets, healthcare facilities and leisure amenities are all nearby, while excellent transport links make commuting throughout West Lothian, Edinburgh and Glasgow straightforward. Armadale Train Station provides regular services to both major cities, making this an ideal location for professionals and commuters alike.

What truly sets this apartment apart is its combination of style, practicality and presentation. From the newly installed wooden flooring and fresh neutral décor to the contemporary kitchen, upgraded bathroom and thoughtful staging, every aspect of the property has been designed to appeal to modern buyers. The result is a home that feels bright, welcoming and effortlessly move in ready.

Whether you're searching for a stylish first home, an attractive buy to let investment or a low-maintenance property in a thriving central location, this exceptional East Main Street studio apartment offers an outstanding opportunity. Simply unpack, settle in and enjoy everything this beautifully presented home has to offer.

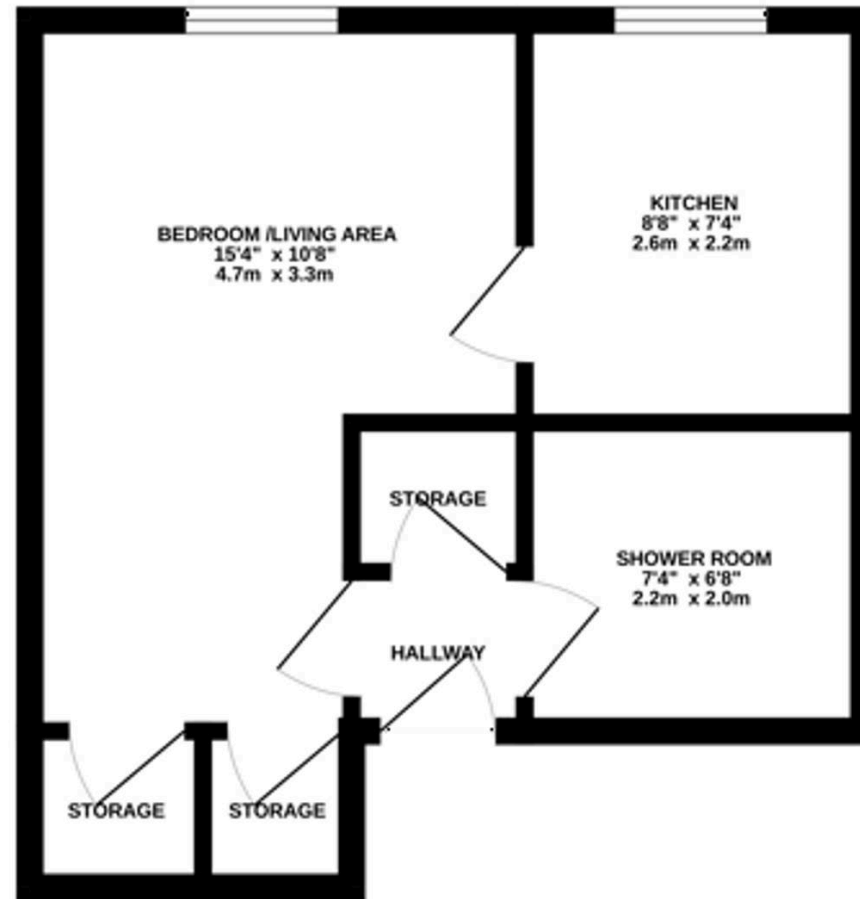
Home Report Value- £65,000

Council Tax Band - A Square Ft- 291/ 27m2





## GROUND FLOOR



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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