



2/5, East Main Street, Armadale

Offers Over £90,000



2/5, East Main Street

Armadale

East Main Street is a flexible one bedroom flat in Armadale, offering a practical layout with neutral interiors and a well proportioned main living space.

The property is accessed via a spacious central hallway, with light wood effect flooring and matching internal doors creating a consistent finish and providing access to each of the main rooms.

The main living and dining room provides space for both seating and dining within the one room. Currently accommodating table with chairs. Two windows bring natural light into the space, while the current layout demonstrates room for a sofa alongside a dining table for four people. The neutral walls and wood effect flooring provide a simple finish that would work with a range of furniture styles. This area can comfortably accommodate sofa bed for added practicality for a spacious second bedroom.

The kitchen is fitted with a range of cream shaker style wall and base units, complemented by dark worktops and tiled splashbacks. The L shaped arrangement provides a practical amount of preparation space, with an integrated oven, electric hob and extractor alongside a stainless-steel sink. Additional cabinetry provides further storage as well as dedicated space for free standing appliances.



The main bedroom is a well proportioned double room, finished with neutral décor and carpeted flooring. There is space for a double bed alongside bedside furniture and additional freestanding storage.

The bathroom is finished in a contrasting white and dark tile scheme and includes a full size bath, pedestal wash hand basin and W/C with a new extractor fan just fitted

East Main Street also places the property within central Armadale, with a range of shops, services and everyday amenities available locally. Armadale railway station provides connections towards both Edinburgh and Glasgow, while nearby road links make Bathgate, Livingston and the wider central belt easily accessible.

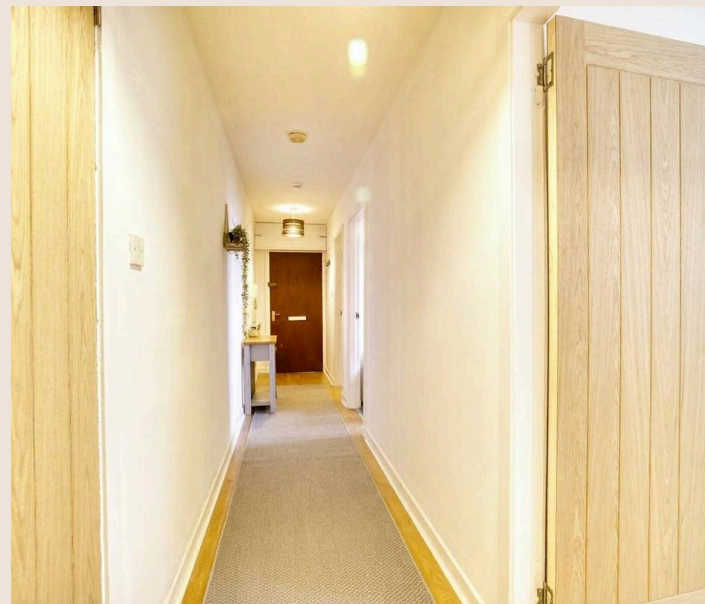
Overall, this highly desirable property combines one bedroom, a separate fitted kitchen and a living and dining space with the convenience of a central Armadale location, making it a practical option for first time buyers, commuters and those looking to downsize.

Home Report Value- £95,000

EPC - D

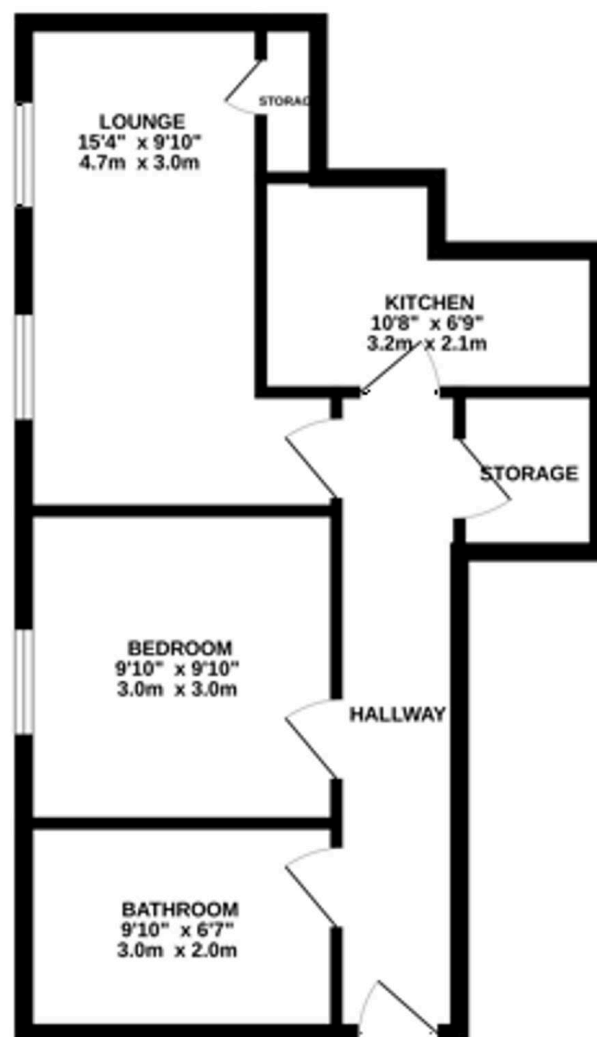
Council Tax Band - A

Square Ft- 474/ 44m²





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 misstatement. 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/

