











Thomson Road, Armadale, Bathgate, West Lothian

Offers Over £185,000

## Property Description

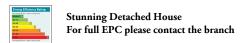
Presented to the market is this stunning, modern detached house. Benefiting from an integrated garage and driveway, the house offers bright and spacious accommodation briefly comprising: welcoming entrance hall with beautiful tiled floor, lounge with French doors to rear garden, separate dining room, modern breakfasting kitchen with integrated hob/oven, family bathroom and separate WC, 4 double bedrooms with master en-suite shower and ample storage space by way of storage cupboards and built in wardrobes. Externally, the property enjoys generous enclosed rear gardens. Further benefits include gas central heating and double glazing. EPC=C

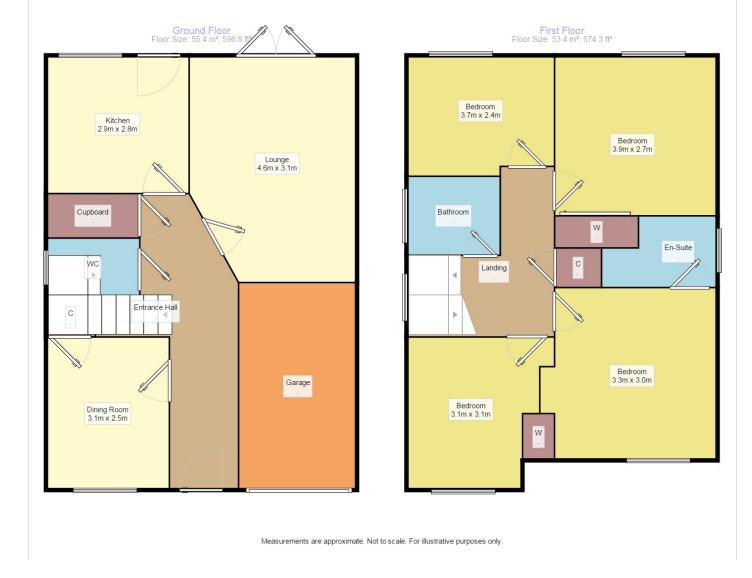
## Our View

This stunning house must be viewed early as high interest levels are anticipated. Well presented, this house is ideally suited to families and offers flexible accommodation.

## Location

Armadale has local schools, a swimming pool, sports centre, bowling green, cycle paths and attractive walkways. The town has access to Edinburgh and Glasgow via a rail link and is also well placed for road links via the M8 motorway network to Glasgow and Edinburgh. Local buses link up surrounding towns and villages to include Livingston town centre which offers a selection of amenities to include supermarkets, cinemas, bars, restaurants, sport and leisure facilities, banks, building societies and professional services.





IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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