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6 RUSSELL AVENUE

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*FANTASTIC TWO-BEDROOM MID-TERRACED HOUSE
EARLY VIEWING RECOMMENDED*



**KITCHEN
&
LIVING ROOM**

The popular West Lothian Village of Armadale is well within commuting distance to both Edinburgh and Glasgow. A well located train station is approximately 1.5 miles away, giving direct access to both Edinburgh and Glasgow within thirty-five minutes. An efficient public transport network operates throughout West Lothian and further afield.

The traditional town centre boasts a good selection of shops, including an ASDA supermarket. More comprehensive amenities are available in the nearby towns of Bathgate and Livingston; both easily accessible by car or bus. There are several nursery and primary schools close by, as well as the recently completed Armadale Academy. West Lothian offers extensive recreational facilities; including a number of restaurants and a swimming pool.

Part Exchange available. We are delighted to bring to the market this fantastic two-bedroom, mid-terraced property. The property is the ideal home for first-time buyers or an investment opportunity. This beautifully presented property represents a superb opportunity to obtain a home one can walk into.

The generously proportioned accommodation is beautifully presented and comprises hall, lounge, dining-area, kitchen, bathroom and two double-bedrooms. The bright and airy lounge and dining room are tastefully presented and allow for great furniture configurations, making both areas perfect for entertaining guests.

The kitchen has been carefully designed with base units and there is a deep cupboard offering additional storage. The kitchen comes complete with gas cooker and oven, as well as space for a washing machine and fridge-freezer. Access to the enclosed back garden is also through the kitchen.

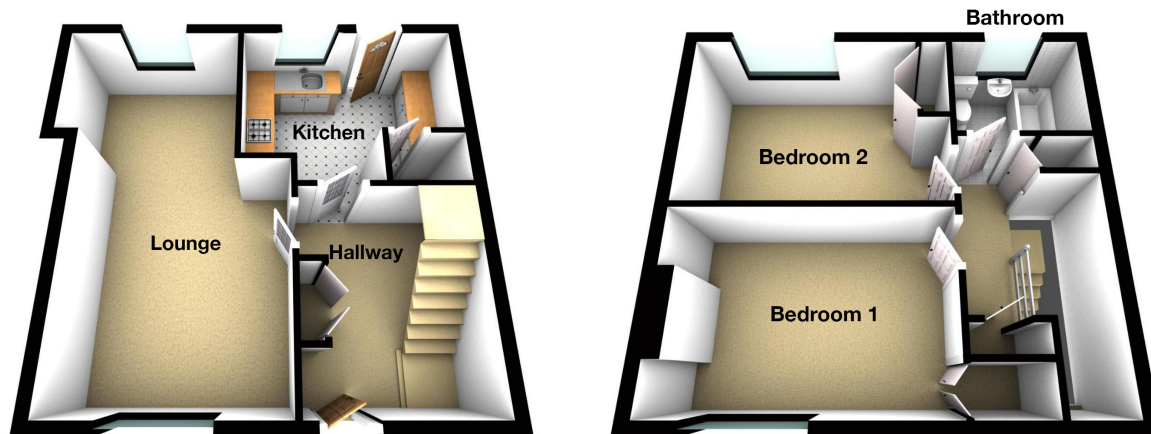
Upstairs there are two generously bright and airy bedrooms both benefiting from built-in wardrobes. These rooms also allow for freestanding furniture, if required. Access to the attic is from the upper-landing, additionally there are two further deep-storage cupboards. The fully-tiled family bathroom completes the property internally and benefits from electric shower over bath, wash-hand basin and WC.

The front garden has been laid to lawn and comes complete with driveway. The secure back garden is also laid to lawn making this the perfect area for kids to play.

This home offers good storage on each level adding to the pleasure of living in an organised manner. Additionally, the property benefits from gas central heating and double-glazing.



SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	6.19m (20'4") x 3.38m (11'1")
Kitchen	3.57m (11'9") x 2.31m (7'7")
Bedroom 1	4.10m (13'5") x 3.27m (10'9")
Bedroom 2	4.10m (13'5") x 2.84m (9'4")
Bathroom	1.96m (6'5") x 1.68m (5'6")

Gross internal floor area (m²)

76 m²

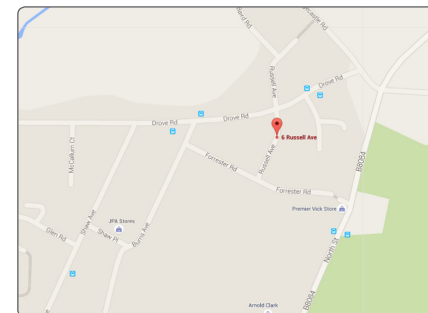


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Part
Exchange
Available



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