



64 McNeil Crescent

ARMADALE, WEST LOTHIAN, EH48 2NL

The popular West Lothian village of Armadale is well within commuting distance to both Edinburgh and Glasgow. There is a centrally located railway station which provides a regular service to Edinburgh and Glasgow city centres. An efficient public transport network operates throughout West Lothian and further afield.

The traditional town centre boasts a good selection of shops whilst more comprehensive amenities are available in the nearby towns of Bathgate and Livingston, which are 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 and recreational facilities, including a number of restaurants and a swimming pool. Local transport provides access to surrounding towns and villages to include Livingston town centre which offers a selection of amenities to include supermarkets including ASDA, cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. Livingston offers a wealth of shops and specialist stores housed in the main Almondvale Centre and Livingston Designer Outlet. There are also a number of country parks, country walks and for the golfing enthusiast, Deer Park Golf and Country Club.

McEwan Fraser Legal are delighted to give you the opportunity to acquire this superb three bedroom end terraced house. The property is presented to

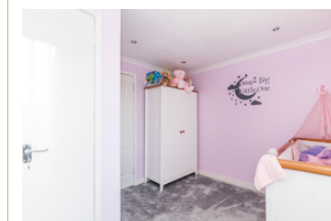
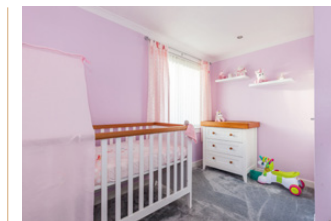
the market good order having been maintained and upgraded by the current owners. The house enjoys private front and rear gardens; off-street parking; three well-proportioned bedrooms; bathroom; large lounge; contemporary kitchen; gas central heating; and double glazing throughout making for an ideal starter home. Early viewing is highly recommended.

Entering the house through a welcoming hallway with the lounge on your right-hand side. The lounge is a naturally bright room with great proportions, laminate flooring and contemporary decor. The kitchen, to the rear of the lounge, boasts an ample range of base and wall mounted units which provide excellent prep and storage space for the aspiring chef. The gas hob, electric oven and grill are integrated while space is provided for free standing appliances.

Climbing the stairs, you will find three generous bedrooms. The master is a particularly striking room which includes integrated wardrobes and plenty of additional floor space for free standing furniture. The internal accommodation is completed by a contemporary bathroom which boasts natural light, full tiling and comes complete with three-piece white suite including shower over bath.

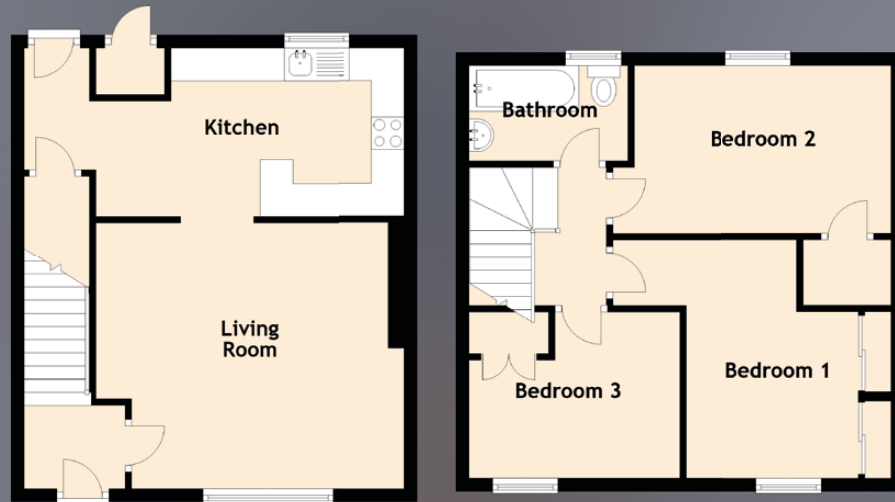
Externally, the property sits on a wide corner plot with private gardens wrapping around the property. Lawn to the front, patio to the rear and off-street parking to the side.

Early viewing highly recommended.



Specifications

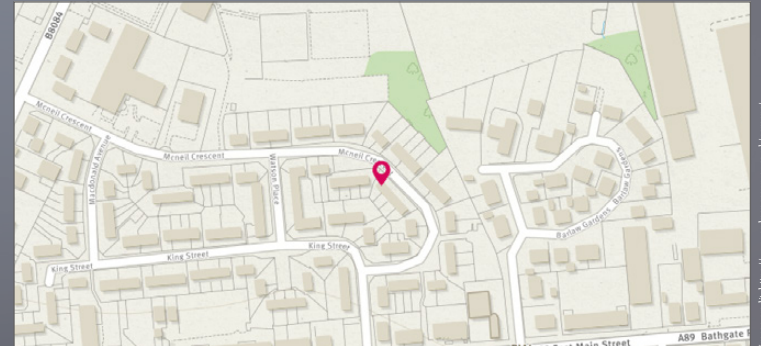
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room	4.72m (15'6") x 4.08m (13'5")
Kitchen	5.82m (19'1") x 2.57m (8'5")
Bedroom 1	4.08m (13'5") x 2.60m (8'6")
Bedroom 2	3.94m (12'11") x 2.57m (8'5")
Bedroom 3	3.18m (10'5") x 3.06m (10')
Bathroom	2.43m (8') x 1.46m (4'9")

Gross internal floor area (m²): 84m² | EPC Rating: D



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