



- Mid Terraced House - Great Room Proportions
- Bright & Airy Lounge
- Fitted Kitchen
- 3 Generous Bedrooms
- Driveway for 2 Cars
- Ideal Family Home-Gas Heating & Double Glazing & Enclosed Garden

Alba Property View ...

"An ideal family home - bright, spacious with a private driveway garden and great storage"



Introducing this delightful mid-terraced house in the heart of Armadale, West Lothian at 26 King Street. This charming property is perfect for families and first-time buyers looking to settle down in a great neighbourhood. With three spacious bedrooms, a family bathroom, and ample living space, this home is ideal for a growing family.

Upon entering the property, you will immediately appreciate the spacious room proportions throughout. The monoblock driveway to the front accommodates two cars, providing off-street parking for your convenience. As you step inside, the bright and welcoming front-facing lounge invites you to relax and unwind.



The property boasts three well-appointed bedrooms, comprising two generous double rooms and one single room, all featuring built-in storage for your belongings. The family bathroom benefits from a white three-piece suite, complete with a shower above and splashback tiling for a clean and contemporary feel. The well-designed kitchen offers a wide range of base and wall units, along with splashback tiling and ample worktop space for all your culinary needs. From here, you can access the rear hallway with handy store cupboard and the enclosed garden, which has been paved patio with a decked area and garden shed - ideal for al fresco dining and entertaining during the warmer months.

One of the standout features of this lovely home is the floored loft space with pull down Ramsay ladder, complete with power and light, providing additional storage.

Don't miss out on this fantastic opportunity to own a charming property in a sought-after location. 26 King Street, Armadale is waiting for you to make it your new home.





Sizes

Lounge 15' 7" x 13' 5" (4.74m x 4.08m)

Kitchen 15' 6" x 8' 5" (4.72m x 2.57m)

Bedroom 1 13' 5" x 10' 9" (4.10m x 3.28m)

Bedroom 2 14' 0" x 8' 6" (4.26m x 2.58m)

Bedroom 3 10' 0" x 10' 1" (3.06m x 3.08m)

Bathroom 8' 0" x 4' 11" (2.44m x 1.49m)

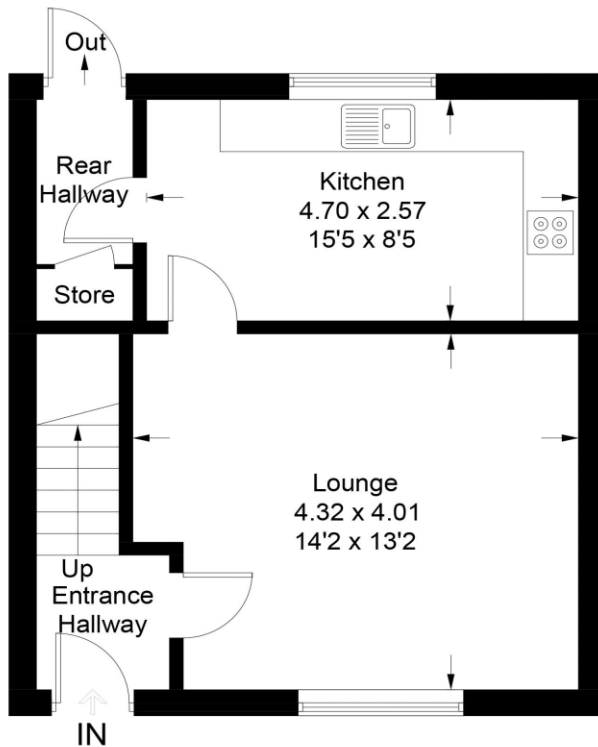
Area

Armadale is a popular town, with a great sense of community. Ideally placed for the commute, it has easy access to the M8 and the M9 network. The railway station connects to both Edinburgh and Glasgow and is a short walk away. The Asda supermarket is also a short journey away. Armadale offers great schooling and many local shops and restaurants.



26 King Street, Armadale

Approximate Gross Internal Area = 89.3 sq m / 961 sq ft



Ground Floor



First Floor

Extras (Included in Sale)

All floor coverings, blind, light fittings (except bedroom 2 and 3) integrated oven/hob, free-standing washing machine, fridge/freezer and garden shed.

Viewing/Offers

Please call Alba Property to arrange a viewing.
All offers should be submitted via Alba Property-
Email Sales@AlbaProperty.co.uk

Notes: Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.



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