



- End Terraced House - Amazing Family Home
- 3 Bedrooms
- Modern Kitchen & Bathroom
- Bright & Airy Lounge/Diner
- Gardens Front & Rear & Shared Driveway
- Large Workshop - Great Room Proportions Throughout

**Alba Property View ...**

*"An ideal family home - bright, spacious, beautifully presented and ready to move into"*



Alba Property are delighted to present to the sales market this simply fantastic family home. The property has been lovingly upgraded by the current owner and benefits from a recently installed kitchen, bathroom, UPVC windows and doors. This spacious home offers accommodation over two levels comprising of entrance vestibule, welcoming hallway, stylish fitted kitchen which is semi-open plan to the bright and airy lounge/diner, three generous bedrooms and the family bathroom. Externally the property enjoys gardens to front and rear, off-street parking to the rear and a timber workshop. With all the modern benefits of gas central heating and double-glazing early viewing is highly advised.

Tenure: Freehold  
Council Tax Band: B

**Entrance vestibule** 8' 2" x 5' 8" (2.49m x 1.73m)

UPVC double glazed door gives access to the entrance vestibule which in turn provides access to the hallway. This room provides a great first impression to any home and is a great area for removing shoes and coats on rainy days. Tiled floor.



**Entrance Hallway**

The entrance hallway provides access to the lounge and carpeted staircase gives access to the upper landing. Under stair storage.

**Lounge/Diner** 22' 1" x 11' 3" (6.73m x 3.43m)

Well proportioned lounge/diner decorated in fresh grey tones with lots of space for all the family. A window to front and rear allows an abundance of light to flood the room. A great room for entertaining and the stove makes for cosy nights in. Ample space for a dining table and chairs for enjoying family meals. Semi open plan to the kitchen.

**Kitchen** 10' 5" x 9' 4" (3.17m x 2.84m)

Modern, sleek fitted kitchen with a wide range of base and wall units, complementing worktops and splash back tiling to walls and a co-ordinating tiled floor. Benefiting from the added luxury of integrated oven, hob and fridge/freezer. Space for a free-standing washing machine which is included within the sale price. Window to rear and UPVC door to outside.





### Upper Landing

The upper landing gives access to all three bedrooms and the family bathroom. Hatch to the loft space with pull down ramsay ladder. Window to side.

#### **Bedroom 1** 12' 2" x 10' 9" (3.71m x 3.27m)

Freshly decorated double bedroom with ample space for free-standing bedroom furniture. Window to front and cosy carpet.

#### **Bedroom 2** 10' 7" x 10' 1" (3.22m x 3.07m)

Rear facing double bedroom of great proportions and finished with a relaxing cherry blossom wallpaper and a grey carpet. Store cupboard houses the boiler

#### **Bedroom 3** 10' 3" x 7' 2" (3.12m x 2.18m)

Bedroom three is located to the rear of the property. A bright room with ample space for free-standing and also benefits from a built-in store. Fitted grey carpet.

#### **Family Bathroom** 8' 7" x 5' 1" (2.61m x 1.55m)

Completing the accommodation is the modern family bathroom. Comprising of white three-piece suite with w.c, wash hand basin and bath with shower incorporated above. The elegant, grey wet wall panelling completes the look perfectly. Opaque window to front.

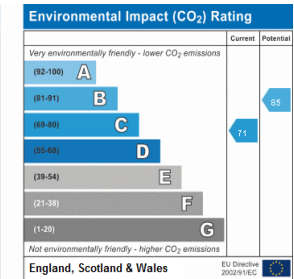
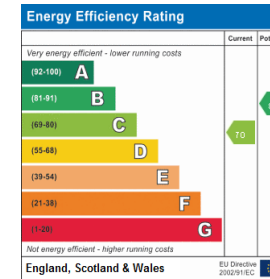
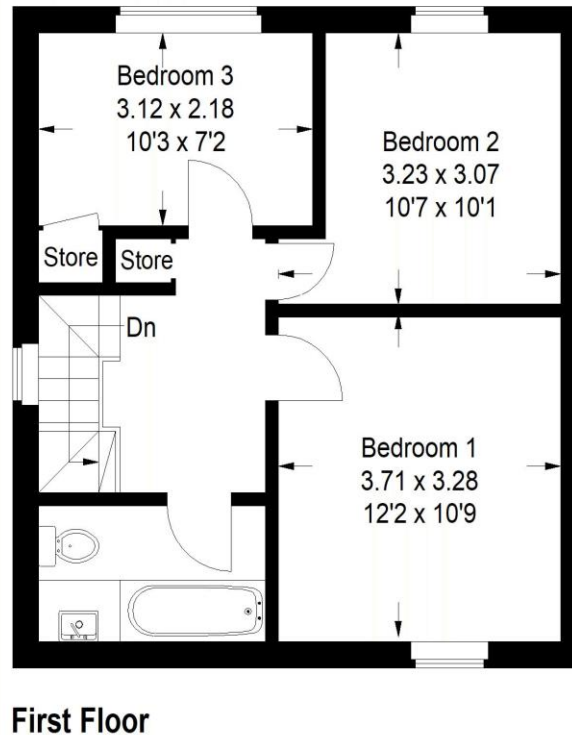
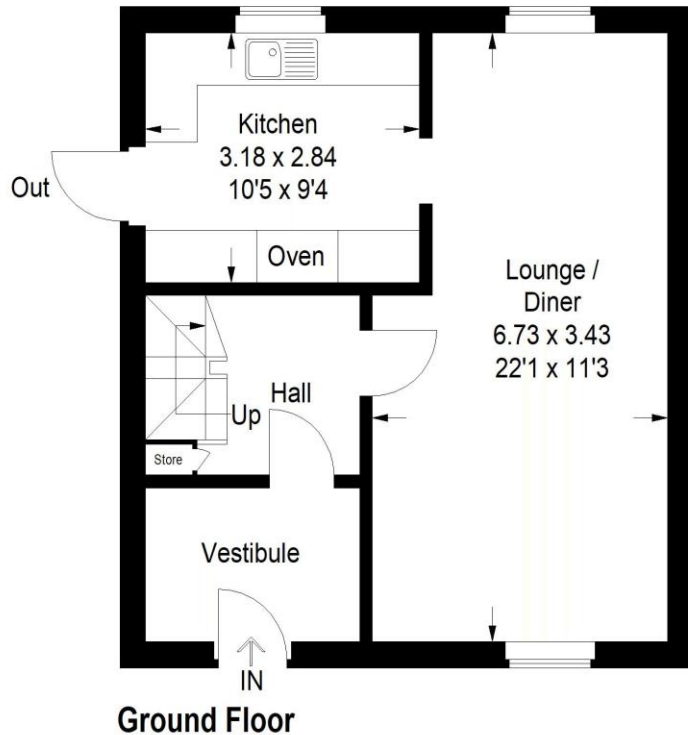
### Externally

The front garden is enclosed within timber fencing and is laid to lawn. The shared driveway provides off street parking. The rear garden is again laid to lawn and this amazing home benefits further from a timber workshop with roller door which is serviced by power and light.



# 17 Shaw Avenue, Armadale

Approximate Gross Internal Area = 85.1 sq m / 916 sq ft



## Extras (Included in Sale)

All floor coverings, lights, integrated oven, hob, fridge/freezer, free-standing washing machine and stove in the lounge.

## 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.

## 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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