



**RE/MAX** PROPERTY



50 McNeil Crescent, Armadale,  
West Lothian, EH48 2NL





This fantastic terrace house is an established residential area of Armadale. A spacious property, ideal for first time buyers, families or investors. This home is ideal for many needs and offers versatile living. Lorna MacDonald and RE/MAX Property are delighted to bring this 3 bedroom property to the market.

Nestled in Armadale, West Lothian, residents relish an array of local amenities. From Asda supermarket to local shops, restaurants and bars. The community benefits from a library and community centre. Pre/primary and secondary schooling are all offered in the town. Armadale train station offers services between Edinburgh and Glasgow, as well as the M8 motorway network, within proximity. There is ample green space and parks for the community to enjoy. With schools, greenery, and diverse amenities, Armadale harmonizes peaceful living with urban convenience.

### **Front Garden**

The welcoming approach is through a gate to a paved path, leading to steps and the front door. Finished with decorative stones and a low height fence, enclosing the area.

### **Entrance Hallway**

Entry to this inviting hallway is through a part glazed uPVC door which allows natural light to enter. The modern décor begins with turquoise painted walls and wood effect laminate flooring. A ceiling light, a radiator, a power point, and a smoke detector complete the hallway.

### **Lounge Diner**

**3.237m x 3.677m (10'07" x 12'00")**

This spacious main room has grey painted walls and wood effect laminate to the floor. Two windows, one to the front and one to the rear, allow lots of natural light into the room, being further enhanced by a ceiling light and two wall lights. There is a central electric fire, with a white surround and hearth. Two radiators and power points are also provided.

### **Breakfasting Kitchen**

**3.658m x 3.057m (12'00" x 10'00")**

This neutral kitchen has many wall and floor mounted units with cream frontages and co-ordinating black work surfaces and splashback. Decorated with grey painted walls and cream laminate flooring. There is an undercounter electric oven, a five-ring gas hob, a stainless steel and glass extractor hood, a built in under counter washing machine and a built in tall fridge freezer, which will all be included in the sale. Natural light enters from the window and half glazed wooden door to the rear of the property. There is a ceiling light and under cabinets lights. The sink area comprises of a stainless sink and half with drainer and mixer tap. A radiator and power points complete this room.

### **Stairs and Landing**

The décor continues with carpeted stairs and landing and turquoise painted walls. There are two windows to the front, allowing natural light into this space. There is a ceiling light, a smoke detector and an attic hatch to complete this area.





### **Primary Bedroom**

**3.921m x 2.763m (12'10" x 9'00")**

This spacious room has grey painted walls and cream carpet to the floor. A window to the rear of the property allows in lots of natural light and there is a ceiling light. There is a large built-in wardrobe, with hanging and shelving space. A radiator and power sockets are also provided.

### **Bedroom Two**

**3.485m x 2.949m (11'05" x 9'08")**

This lovely room has been finished with two white painted and two green painted walls, and carpet to the floor. The window to the rear of the property allows in natural light and this is further complemented by a ceiling light. There is an integrated single wardrobe providing storage space. Power points and a radiator finish off this room.

### **Bedroom Three**

**2.107m x 3.669m (6'10 x 12'00)**

This great third bedroom has been finished with lilac painted walls and carpet to the floor. The window to the front of the property allows in natural light. There is a single, integrated wardrobe, providing storage space for the room. Power points, a ceiling light and a radiator are included.

### **Family Bathroom**

**2.479m x 1.637m (8'01" x 5'04")**

This bathroom has been finished with one purple painted wall and the remainder of the walls finished with beige tiles, and tiled floor. The window to the rear of the property allows in natural light and there is a ceiling light. The suite comprises of a bath with mains shower over, a back to wall toilet and a counter top basin on vanity unit. A chrome towel radiator is included.

### **Rear Garden**

This great outdoor space has a wooden decking area outside the back door, leading to a paved path which give access to the top of the garden and the side gate for access to the front. There is a grassed area and decorative stones finishing off this enclosed garden space. There is a wooden shed which will be included in the sale. An excellent space to sit and relax or entertain.

### **Additional Items**

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

### **VIEWING**

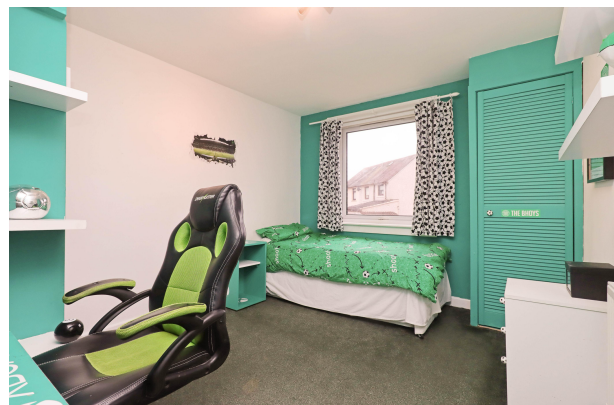
Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

### **OFFERS**

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

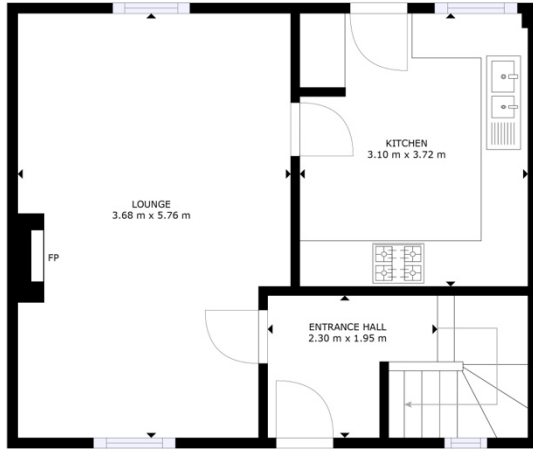
### **INTEREST**

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

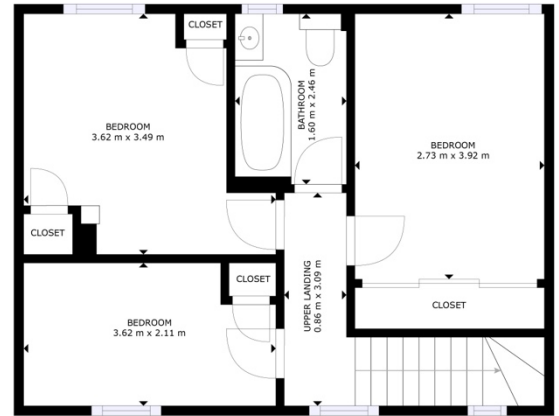




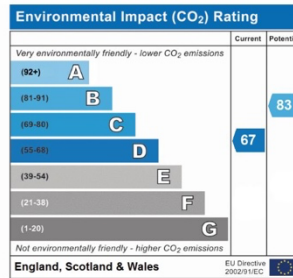
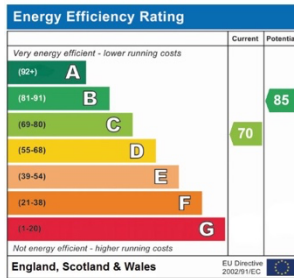




GROSS INTERNAL AREA  
FLOOR 1: 42 m<sup>2</sup>; FLOOR 2: 44 m<sup>2</sup>  
TOTAL: 84 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.



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