



**55 Wood Terrace,  
East Main Street,  
Armadale, EH48 2NX**



**This two bedroom upper apartment is situated on the main street in Armadale. The property comprises of reception hall, lounge, kitchen, two double bedrooms and family shower room. The property benefits from double glazing and gas central heating.**

**Externally there is a designated garden for the sole use of new owner and a shed for storage of any garden equipment.**

**Armadale is ideally situated for the commuter. The traditional town centre boasts a good selection of shops, whilst more comprehensive amenities are available in the nearby towns of Bathgate and Livingston. With leisure in mind, there is a swimming pool with fitness suite and the new Armadale Library and Community Centre which opened 2010. With education in mind there are several nursery and primary schools along with the recently completed Armadale Academy.**

**The town is close to the M8 and M9 motorway networks, with both Edinburgh and Glasgow a 30 minute drive. There is a centrally located railway station which provides a regular service to Edinburgh and Glasgow City Centres.**

**VIEWING IS HIGHLY RECOMMENDED**

**Offers Around  
£74,995**

**Ref No.  
NWNWT55**



### Reception Hallway

The reception Hallway provides access to lounge, kitchen, two bedrooms and family shower room. Storage cupboard, radiator, smoke detector and carpeted flooring.

### Lounge

**13'11 x 12'8 (4.25m x 3.87m)**

This bright lounge has a window overlooking the rear of the property. Gas fire, radiator, power points, storage cupboard housing the boiler, shelved alcove. Flooring is carpet.

### Kitchen

**10'11 x 7' 10 (3.33m x 2.39m)**

The kitchen is fitted with wall and base units with contrasting worktops, there is space for a table and chairs or breakfast bar. Gas cooker, stainless steel sink and drainer, tiled splashback and radiator. Windows to rear and side. Flooring is vinyl.



### Master Bedroom

**14' x 11' 2 (4.27m x 3.40m)**

The master bedroom overlooks the front of the property and is fitted with a built in wardrobe with shelves and hanging rail.

Radiator, power points and carpeted flooring.

### Bedroom Two

**12' 6 x 10' 6 (3.80m x 3.21m)**

Second double bedroom also shares an open outlook to the front of the property. Shelved storage cupboard, radiator, power points and carpeted flooring.

### Family Shower room

The shower room has a crisp white two piece suite comprising of wash hand basin, WC and separate shower enclosure. Window to the side, radiator, and vinyl flooring.

### Other

Externally there is a designated garden for the sole use of new owner and a shed for storage of any garden equipment

## EARLY VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED

Viewing is strictly by appointment through either Newman Properties on 01506 635800, or Ann Newman the Estate Agent, on 07787 577 607.

### OFFERS

All offers should be submitted to:  
Newman Properties  
32 -34 King Street  
Bathgate

**EH48 1AX**

Telephone 01506 635800, Fax 01506 657465

### INTEREST

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

### THINKING OF SELLING?

To arrange your  
**FREE MARKET VALUATION,**  
simply call  
Newman Properties  
on 01506 635800.



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Newman Properties on 01506 635800