

**Glen Ard,
14 Manse Avenue,
Armadale, EH48 3HS
Offers Over £205,000**

Caesar & Howie
The Central Scotland Law Group



This is a fantastic opportunity to purchase a most substantial and individual detached villa, with unique blend of character, features, well proportioned accommodation and superb further potential. Dating back to around 1955, It is set with extensive grounds of around 0.4 acre or thereby, making this a superb family home, with room to extend, possible business use and excellent child friendly gardens all around. Aspects of modernisation, will further enhance this property and we recommend viewing at an early date to avoid disappointment.

- Entrance and hall
- W.C.
- Lounge
- Sitting room
- Dining room
- Kitchen & Utility
- 4 Spacious bedrooms & study
- Bathroom
- Double garage, drive and gardens
- GCH & Fully DG

Caesar & Howie Solicitors, 29 George Street, Bathgate, EH48 1PG

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Entrance Vestibule		The property is entered from a UPVC door to front. Tiled floor. Glazed door to hall.
Hall		This area has a storage cupboard below a feature staircase. Feature glass block window above
W.C.		Fitted with two piece suite in white. Radiator. Coat hooks.
Lounge	4.80m x 3.92m	A bright and spacious room, with large window to front. Feature fireplace fire inset. Door to sitting room.
Sitting room	5.30m x 2.71m	This versatile room has a large window to front and parquet flooring.
Dining room	3.85m x 3.01m	An excellent family dining room, with window to rear and hatch from kitchen.
Kitchen	4.10m x 3.48m	Fitted with base and wall mounted units, worktops, Range cooker, double oven and hob. The room has a window to the rear. Will benefit from modernisation.
Utility/store		Utility area, with two window to rear and access to boiler room. Door to rear.
Upper landing		A large feature glass block window provides much natural light over stairs leading to upper landing. Large hatch to loft.
Bedroom 1	4.21m x 3.94m	A very spacious master bedroom, with twin set of built in wardrobes and two windows to the front.
Bedroom 2	4.88m x 3.07m	An excellent second double room, also with twin set of built in wardrobes. Window to front.
Bedroom 3	3.85m x 3.02m	This room has a built-in wardrobe and window to rear.
Bedroom 4	4.33m x 2.44m	Excellent 4 th bedroom, with window to rear.
Bathroom		Fitted with four piece coloured suite, heated towel rail, tap shower and window to rear.
Study Garage	2.86m x 2.00m	An ideal study, nursery or hobbies room. Window to front. Sink unit. Detached double garage with up and over door.
Parking and grounds		Extensive parking area to front and side will accommodate several vehicles, caravan, outbuildings, etc. Superb very large gardens to front, side and rear, mainly lawn and walled on all sides. Excellent family garden with further potential.
Council Tax		Band E
Viewing		Strictly by appointment through Caesar & Howie on 01506 815915 or email fk@caesar-howie.co.uk
Out of Hours Viewing service		To arrange a viewing Monday – Friday from 5.00pm – 9.00pm and Saturday and Sunday from 10.00am – 4.00pm, please call 0844 394 4677
Offers		Please submit to:- The Property and Mortgage Centre, Caesar & Howie, 29 George Street, Bathgate, EH48 1PG





Whilst the above particulars are believed to be correct they are not warranted and do not form or constitute part of any contract.
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