

**0.24 ACRE POTENTIAL HOUSING DEVELOPMENT OR CAR PARK SITE.
“MASONS YARD”, 42 NORTH STREET, ARMADALE, EH48 3QB**



Description

This 0.24 acre brownfield site has potential as a housing development site or a car park area. Scope to purchase as is or subject to planning consent for housing or as parking.

The yard measures about 54 metres x 18.09 metres. It lies adjacent and to the east of the doctors surgery and opposite the Xcite swimming pool and sport centre, library and community centre. A park lies to the north of the site.

The Edinburgh to Glasgow railway line lies about a mile to the south of it. There are schools and excellent shopping at Armadale, Bathgate and Livingston.

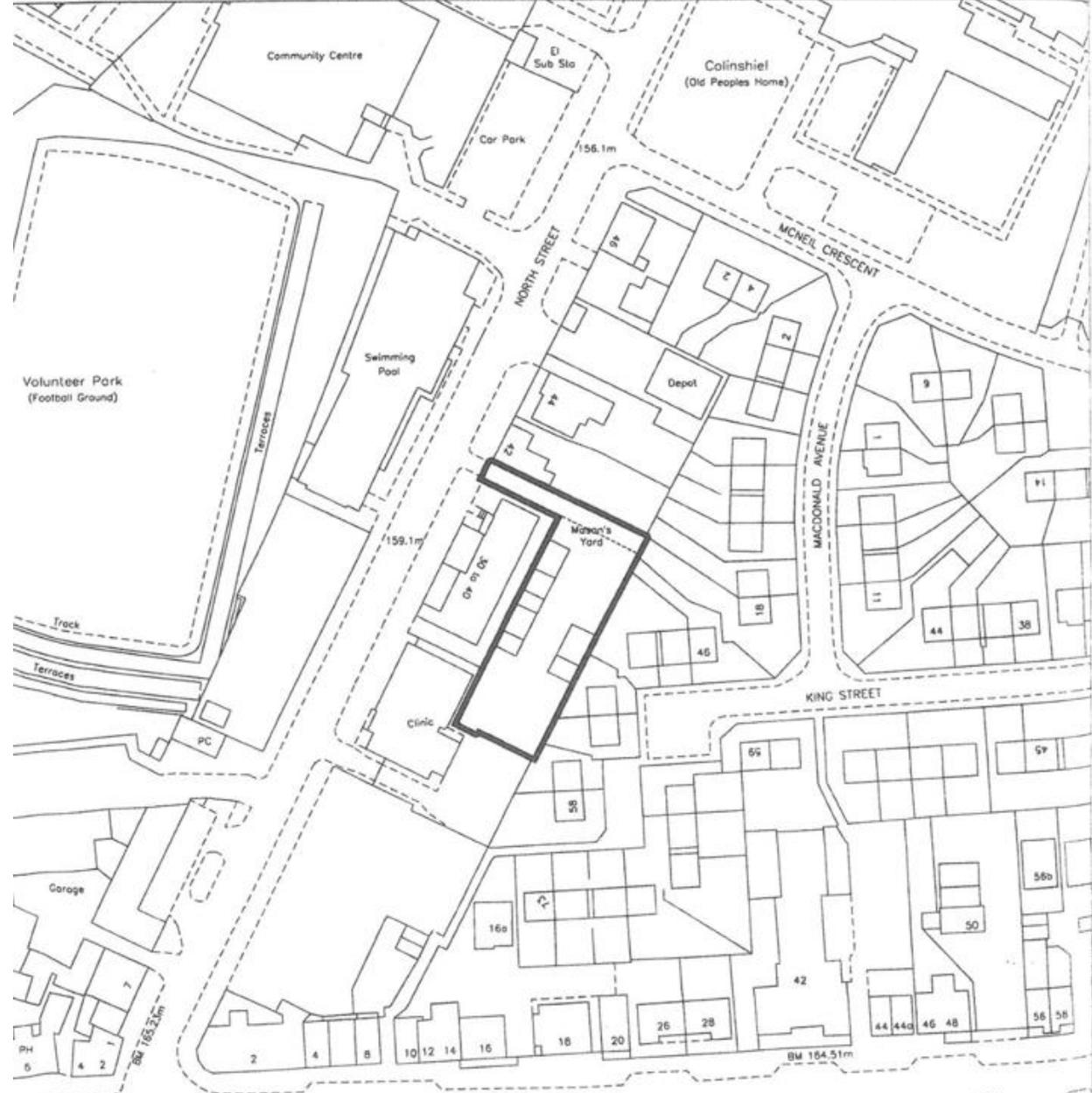
*Edinburgh 25 miles, Glasgow 28 miles,
Livingston 9 miles and Bathgate 2.4 miles.*

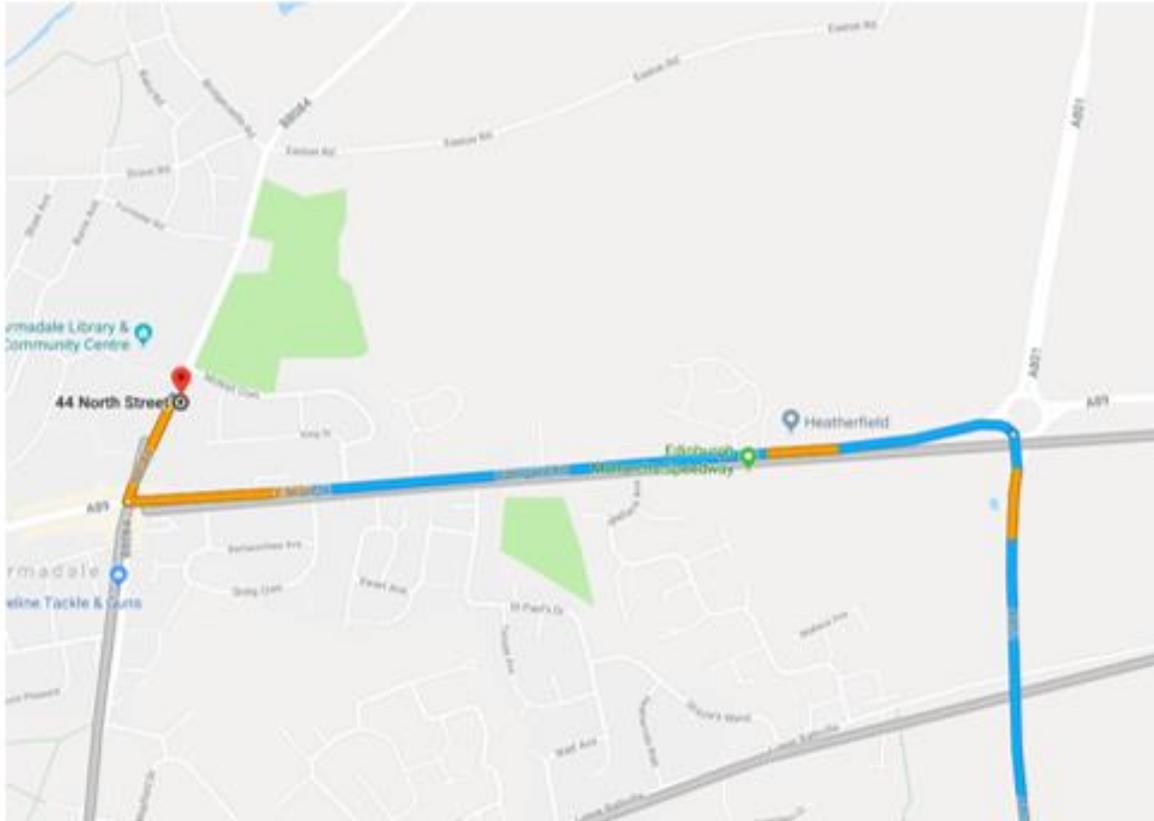
Offers Over £50,000



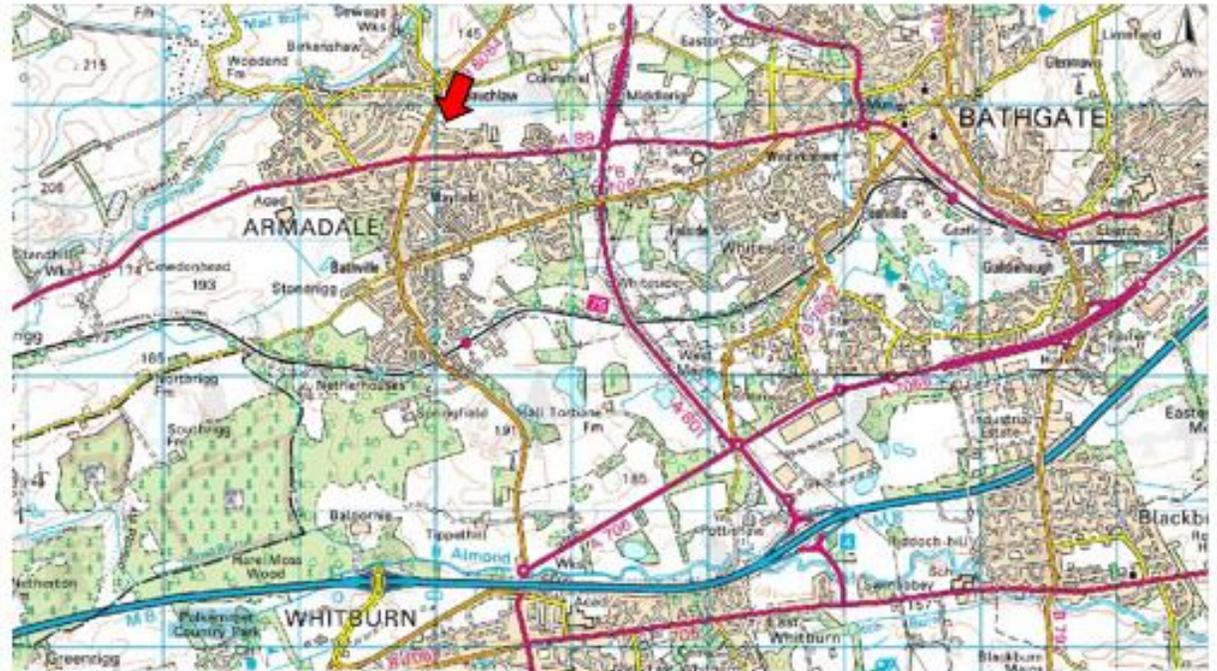
McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD
Telephone: 01383 722454 Email: info@mccraemccrae.co.uk

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A801



DIRECTIONS: From junction 4 on the M8 motorway head north on the A801. Go straight on at the two roundabouts and after two miles turn left on the A80 to Armadale. After a mile you reach crossroads with traffic lights (A89 & B8084). Turn right and the property lies on the right after about 200 yards, just after the doctor's surgery and opposite Xcite swimming pool.

VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends).

CLOSING DATE

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

PROPERTY MISDESCRIPTION

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-

statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

OFFERS

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.