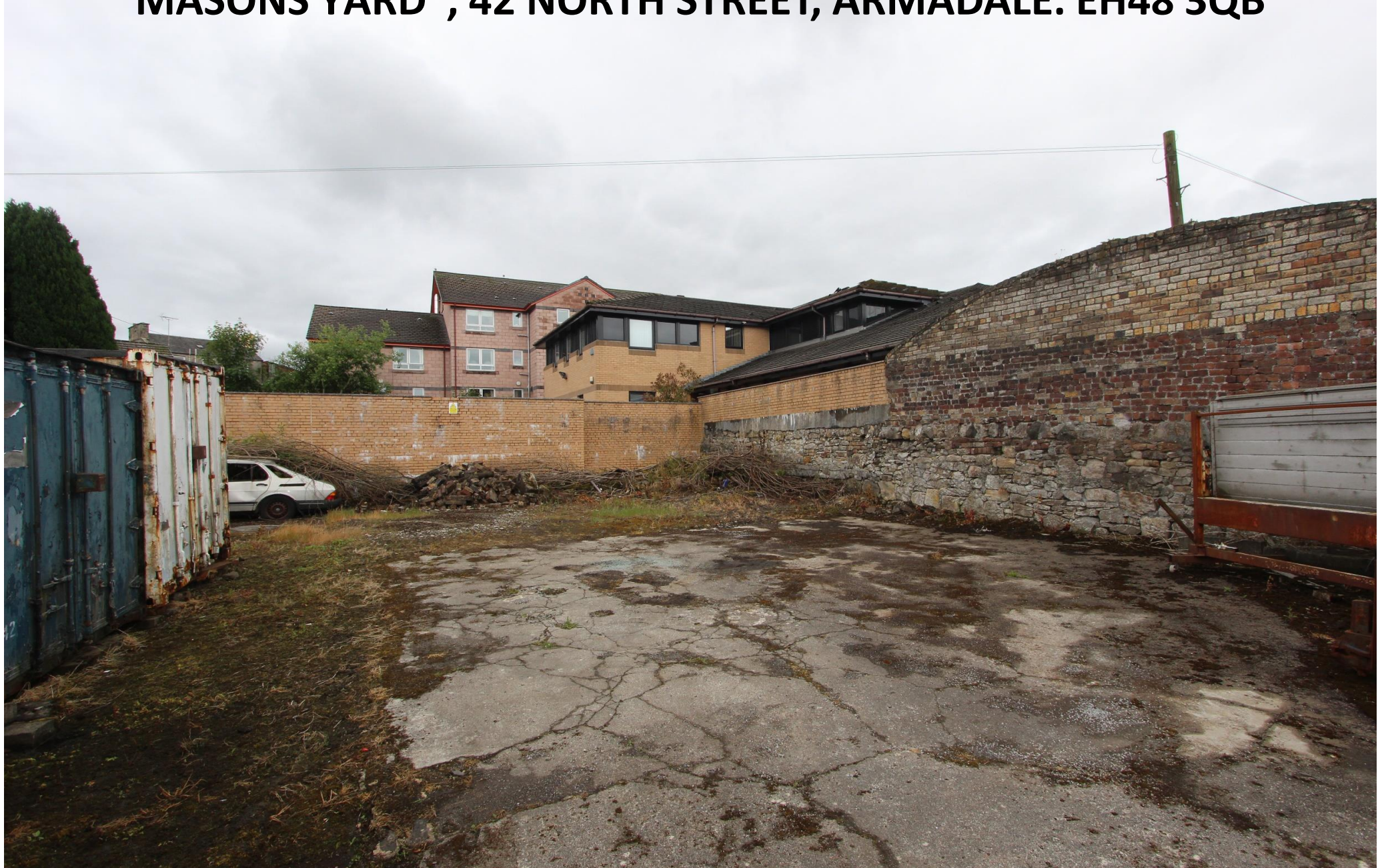


**0.24 ACRE POTENTIAL HOUSING DEVELOPMENT SITE.
“MASONS YARD”, 42 NORTH STREET, ARMADALE. EH48 3QB**



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-Glasgow rail line lies about a mile to the south of it. There is schooling and excellent shopping at Armadale and Bathgate.

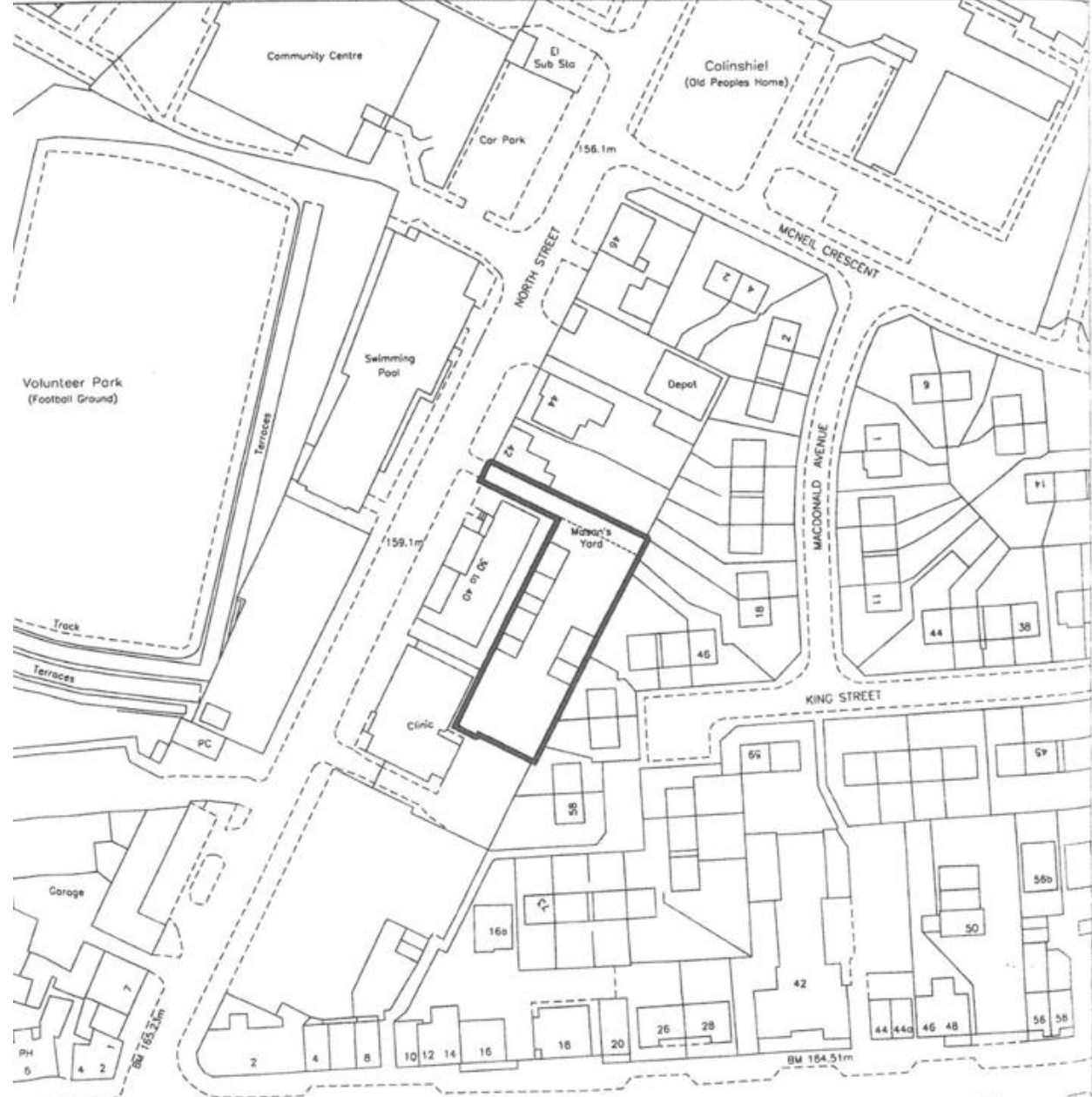
*Edinburgh 25 miles, Glasgow 28 miles,
Livingston 9.3 miles and Bathgate 2.4 miles.*

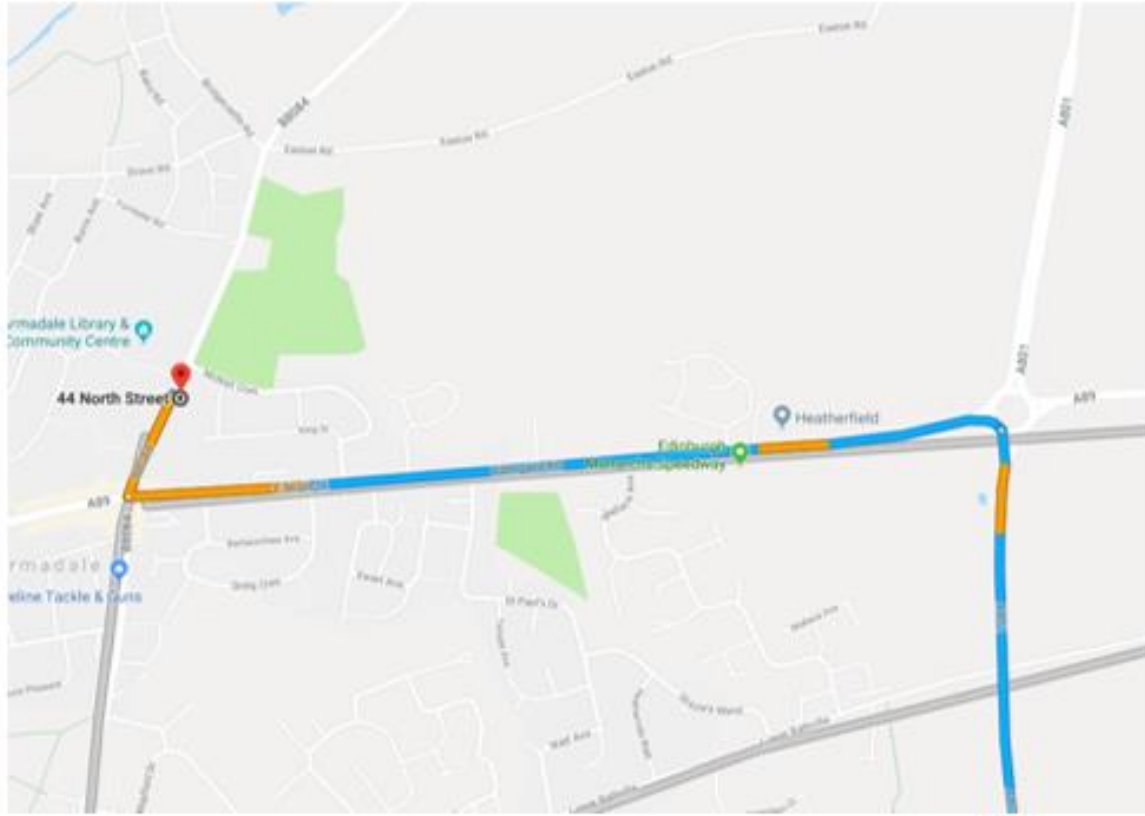
Offers Over £70,000



McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD
Telephone: 01383 722454 Fax : 01383 621180

CROWN COPYRIGHT © - This copy has been produced from the RDS Digital Mapping System on 18/09/2000 and was made with the authority of Ordnance Survey pursuant to Section 47 of the Copyright, Designs and Patents Act 1988. Unless that act provides a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner.





A801



DIRECTIONS

From junction 40/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 house lies on the right after 200 yards.

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), Fax: 01383 621180.

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.