

**0.7 ACRE HOUSING DEVELOPMENT SITE.  
REAR OF 17 NORTH STREET, ARMADALE, EH48 3QB**





## Description

This quiet housing development site enjoys a quiet and central location set back from North Street, Armadale.

The 0.7acre site could be developed on its own with access at 17 North St or it could be developed along with the adjacent 1.7 acre SGN Commercial Services Ltd land which lies adjacent and to the south and west of it and which has a separate access route.

## Proposed Services

Estimates for mains water, electricity and gas connections have been applied for.

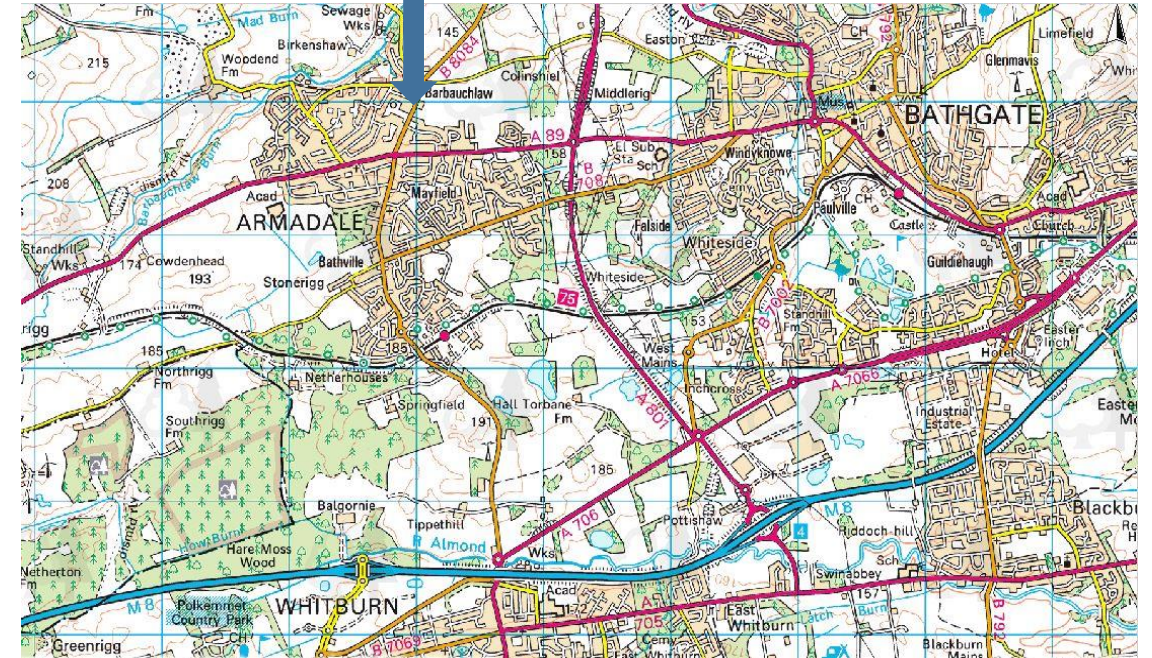
**Offers in the region of: £150,000**



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## Directions

### From Edinburgh (25 miles approx.)

Follow M8 to A801 in East Whitburn. Take exit 4 from M8. Follow A801 and A89 to North Street/B8084 in Armadale. Turn right at the A89/B8084 crossroads and the access into the site is on the left just after the swimming pool and over the road from the bowling green, sports centre, library and community centre.

### From Glasgow (28 miles approx.)

Take Port Dundas Rd and A804 to M8. Follow M8 to A801

in West Lothian. Take exit 4 from M8. Follow A801 and A89 to North Street/B8084 in Armadale. Follow directions as above.

The plot lies just north of the Xcite swimming pool and opposite the bowling green and park. The Edinburgh to Glasgow rail line lies about a mile to the south. There are schools and excellent shops in Armadale, Bathgate and Livingston.

## **VIEWING AND REGISTERING AN INTEREST**

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae Ltd, 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 misstatement 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.