



## 18 Gillespie Place

Armadale, EH48 2JT

Offers over £240,000



Located within a sought after residential development in the well-connected town of Armadale, this 4 bedroom detached property poses a wonderful home for a growing young family. Lying at the edge of Gillespie Place within a small cul-de-sac setting, the property is an excellent base for commuting families and benefits from a short walk to the town's train station where a regular link offers good transport to Edinburgh and Glasgow. A range of schooling within the area is more than adequate for those with or planning to have children, whilst the nearby town of Bathgate can be reached within short driving distance. Commuters will further enjoy Armadale's equi-distant position on the M8 corridor, with junction 4a found 2 miles to the south in neighbouring Whitburn.



## Description

The property itself is a well-proportioned family home, benefitting from an open plan kitchen, dining and living room that spans the full rear of the property and is the true heart of the home be it entertaining friends or cosy family nights on the sofa. A separate dining room to the front is perfect for more formal meals or serves as a multi-purpose space for home working or an additional bedroom if required. The upper level features the 4 bedrooms, with 3 double rooms and a smaller single that would suit an office or nursery. Fitted wardrobes are available to 3 of the bedrooms for storing everyday essentials. The master includes a stylish en-suite shower room that has recently been upgraded, whilst similarly the 4 piece bathroom and ground floor WC have all been refurbished in the recent past. A driveway to the front allows off-street parking, with further visitor parking spaces nearby. The integrated garage offers additional parking and storage or future conversion potential if desired. The enclosed rear garden enjoys a sunny south-east facing aspect to allow good enjoyment of the best of the afternoon weather. A decked terrace is perfect for alfresco dining or family BBQ's, whilst the patio area catches the best of the evening sun.

## Location

Armadale is an expanding town perfectly situated for the commuter. A train station provides excellent links to Edinburgh and Glasgow with a regular service in either direction. The M8 and M9 motorways are also easily accessible. The town offers a good selection of shops and services for everyday needs, with a more comprehensive range available in nearby Bathgate and Livingston. There is a selection of schooling for all ages available within the town, whilst there is also a choice of restaurants and a number of walking and cycling routes for those keen to explore the outdoors.

Entrance Hall 14'11" x 5'10" (4.55m x 1.79m)

WC 5'10" x 3'1" (1.80m x 0.95m)

Living Room / Kitchen 24'10" x 11'9" (7.57m x 3.60m)

Dining Room 9'8" x 9'0" (2.95m x 2.75m)

Upper Hall 15'7" x 6'1" (4.76m x 1.87m)

Bathroom 9'0" x 6'8" (2.75m x 2.05m)

Bedroom 1 12'2" x 9'7" (3.73m x 2.93m)

En Suite 8'8" x 5'3" (2.65m x 1.61m)

Bedroom 2 9'8" x 9'0" (2.95m x 2.75m)

Bedroom 3 9'0" x 8'8" (2.75m x 2.65m)

Bedroom 4 9'6" x 8'8" (2.90m x 2.65m)

## Key Info

Home Report Valuation: £245,000

Total Floor Area: 81m<sup>2</sup> ( 875 ft<sup>2</sup> )

Heating System: Gas

Parking: Driveway & Garage

Council Tax: E - £2495.38 per year

EPC: C

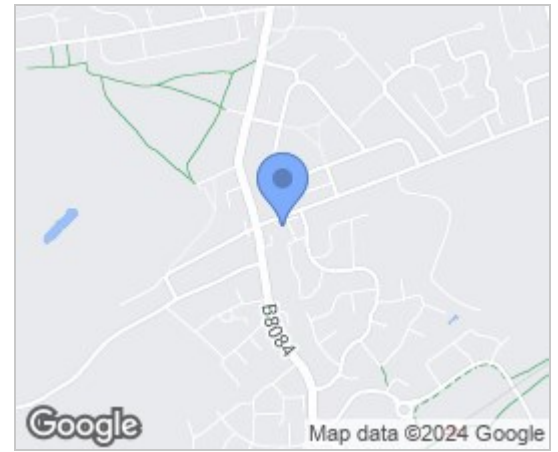
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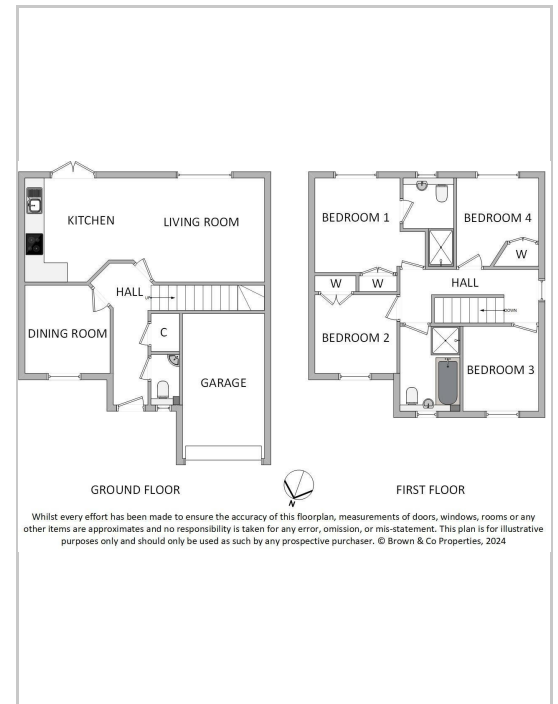
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## Area Map



## Floor Plans



## Energy Efficiency Graph

