



34 Rodger Crescent

Armadale, EH48 3GR

Offers over £220,000



With a beautifully presented, summer ready rear garden, this immaculately offered 3 bedroom semi-detached lies within a popular residential development at the south of Armadale. Completed by Taylor Wimpey in 2016, this “Balfour” style is a tastefully maintained and well-proportioned home that is equally suited to first time buyers or empty nesters looking to downsize. The sought after locale is perfect for modern family life with a nearby nursery and primary school also aided by a train station that provides a regular link throughout the central belt. Commuters will further benefit from Armadale’s equi-distant position to Edinburgh and Glasgow with an M8 junction two miles to the south at nearby Heartlands.



Client Comments

"We have particularly enjoyed... the location of the house overlooking open country with occasional visits from deer and heron; the quality of the build leading to ease of running the house; excellent levels of insulation ensuring lower heating bills; pleasant next door neighbours; dining in the conservatory overlooking the rear garden; sitting in the summer house watching the birds feed; the private parking area to the side of the house which is wider than the norm and the ease of travel whether to the East or West."

Description

The property itself is offered in true turn-key condition throughout, perfect for buyers looking to move easily and establish a home with minimal fuss. Three bedrooms are ideally suited to a young family or those in need of a study to meet home working requirements. Fitted wardrobes can be found to bedroom 2 and the impressive side master room, which spans the full front of the property. The family bathroom comprises a 3 piece white suite, with a chrome mixer shower mounted over the bathtub. The ground floor level includes a generous main living room, with the addition of a conservatory that overlooks the rear to help offer a dining space for everyday meals. The contemporary fitted kitchen is equipped with a range of storage cabinets and integrated appliances, whilst the former WC has been upgraded to offer a shower cubicle, offering washing facilities on both levels of the property. The ground floor enjoys a stunning tiled flooring throughout alongside upgraded glazed doors to let lots of natural lighting flood through the hall. A driveway to the side features parking space for 3 cars, with additional visitor parking nearby. The property enjoys an open outlook across fields to the rear, with the back garden a particular highlight of the home. Fully enclosed and carefully landscaped, the garden is a private space to have a morning coffee or dine alfresco whilst a summer house is equipped with power serving a multi-purpose for work or entertaining guests. A playpark opposite the front offers a space for children to play within eyeline of the property.

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.

Lower Hall 13'8" x 6'9" (4.17m x 2.08m)

Living Room 15'3" x 13'1" (4.66m x 4.00m)

Kitchen 9'1" x 8'2" (2.77m x 2.50m)

Conservatory 9'3" x 8'2" (2.83m x 2.50m)

WC 8'2" x 4'4" (2.50m x 1.33m)

Upper Hall 7'3" x 5'8" (2.23m x 1.74m)

Bedroom 1 15'3" x 11'10" (4.65m x 3.63m)

Bedroom 2 10'10" x 8'9" (3.32m x 2.68m)

Bedroom 3 10'10" x 6'2" (3.31m x 1.90m)

Bathroom 6'7" x 5'10" (2.01m x 1.79m)

Key Info

Home Report Valuation: £225,000

Total Floor Area: 77m² (830 ft²)

Heating System: Gas

Parking: Driveway

Factor Fee: £40 per quarter

Council Tax: D - £1937.35 per year

EPC: C

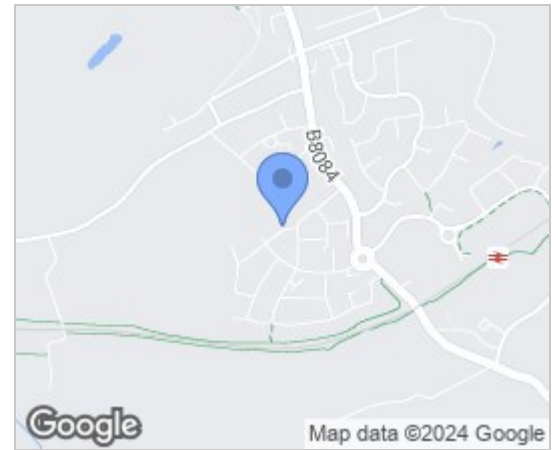
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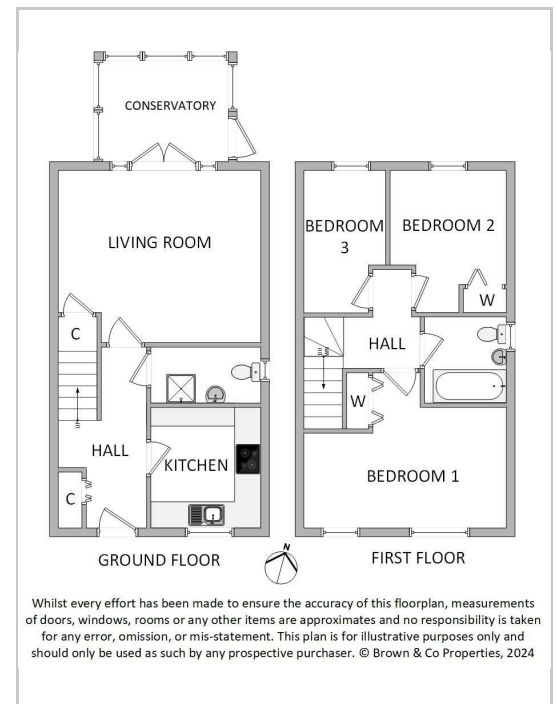
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Area Map



Floor Plans



Energy Efficiency Graph

