



**34 Birkdale Park, Armadale**

Armadale

Offers Over **£200,000**



## 34 Birkdale Park

Armadale, Armadale

Nestled within a peaceful pocket of Armadale, this charming three-bedroom semi-detached home offers an exceptional blend of comfort and modern living.

Over the past 14 years, the current owners have thoughtfully reconfigured the property to suit their lifestyle needs, transforming what was originally a three-bedroom house into a spacious and versatile two-bedroom home. This clever redesign includes a generous main bedroom that now boasts its own cosy sitting area—perfect for relaxation or a quiet reading nook.

The ground floor presents a warm and inviting lounge, flowing seamlessly into a contemporary kitchen and dining area, ideal for both everyday living and entertaining.

Additionally, the convenience of a downstairs WC adds a practical touch, enhancing the home's functionality.

Upstairs, you'll find the two spacious bedrooms, with both bedrooms being doubles and bedroom two currently posed as a dressing room.



A key highlight of the home is the modern bathroom, which has been recently upgraded and features full tiling with a sleek shower over bath setup, ensuring a refreshing and luxurious experience.

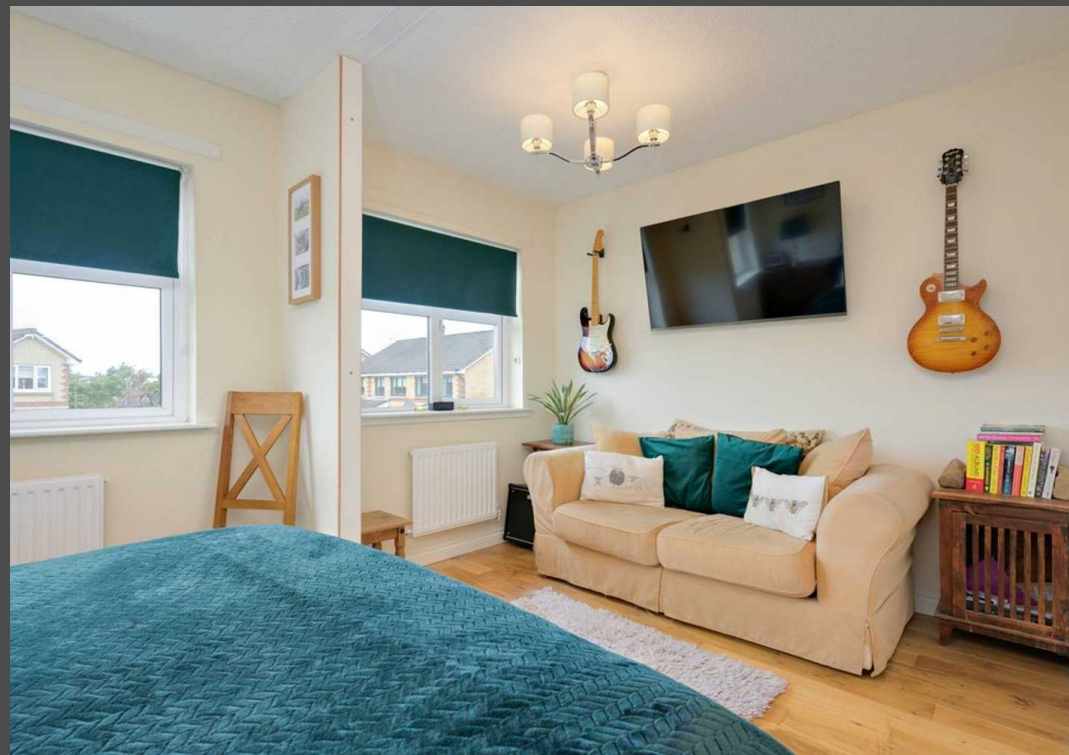
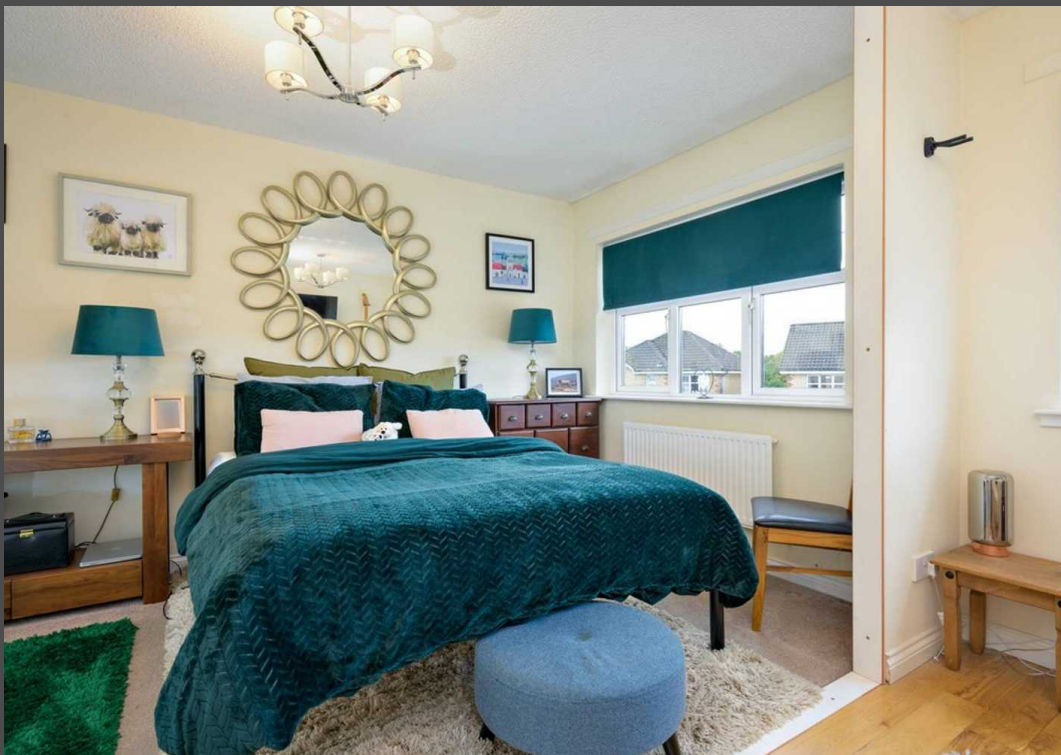
Externally, the property is equally appealing. A driveway to the front offers convenient off-street parking, and there is additional driveway to the rear, offering even more flexibility.

The East-facing rear garden is designed for low maintenance, making it an ideal retreat for both seasoned gardeners and those looking to cultivate their green thumb in a tranquil setting.

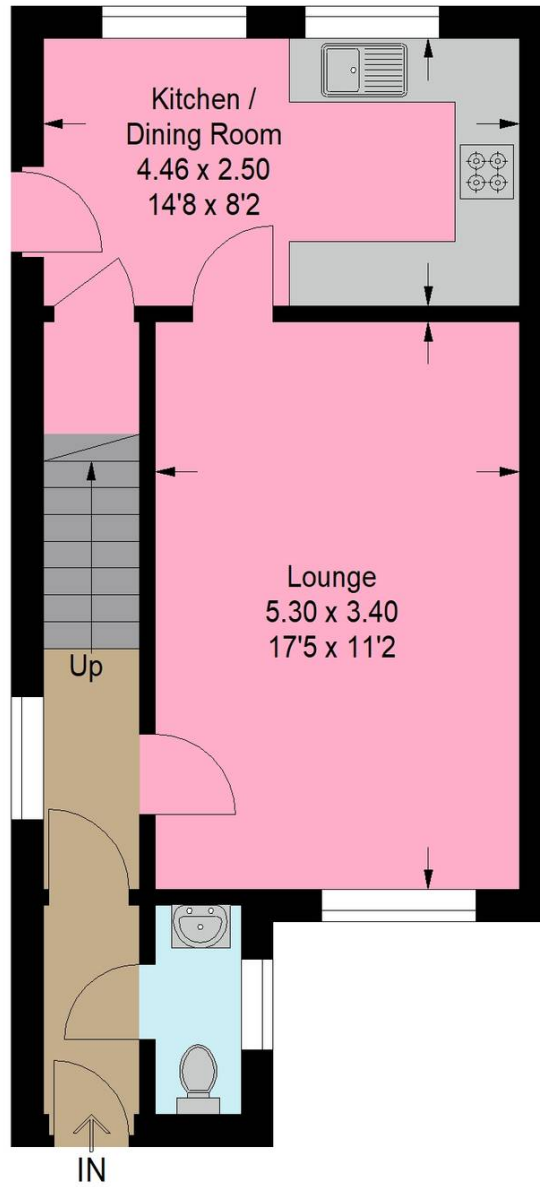
A large outdoor shed, equipped with electrics, adds another layer of versatility to this home. The current owners have transformed this space into a cosy escape where they can unwind and even enjoy movie nights.

This beautifully maintained home is a rare find in a sought-after location, offering the perfect balance of practicality and charm. Don't miss the opportunity to make it your own.

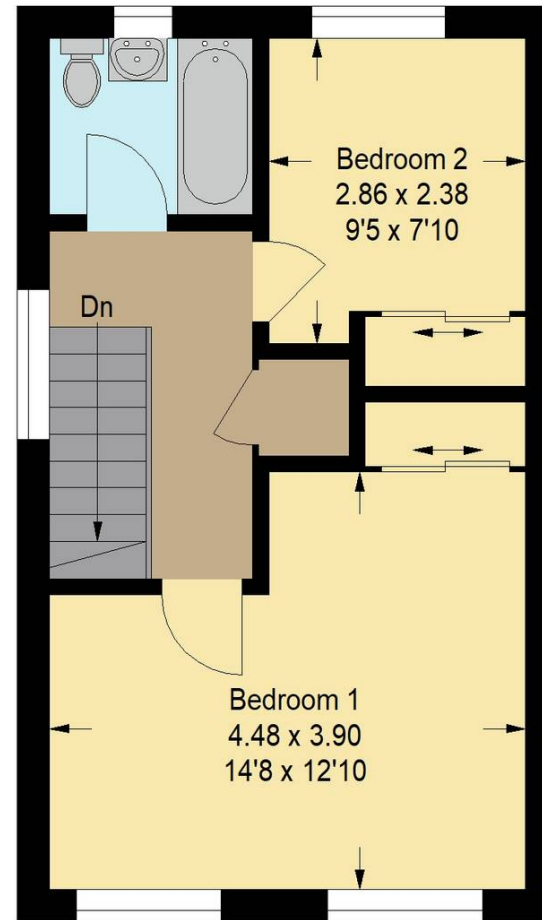




Approximate Gross Internal Area = 75.0 sq m / 807 sq ft



**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID:1118877 / Ref:89061)



## Bridges Properties

94 West Main Street, Whitburn - EH47 0QU

01501519435

[info@bridges-properties.co.uk](mailto:info@bridges-properties.co.uk)

[www.bridges-properties.co.uk/](http://www.bridges-properties.co.uk/)

