



43 Hamilton Gardens, Armadale

Armadale

Offers Over £210,000



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Nestled in an established private residential area on the southern edge of Armadale, this impressive two-storey semi-detached house presents an ideal blank canvas with tremendous potential. The property boasts three spacious double bedrooms, three bathrooms, and expansive living areas. Additional highlights include an integral garage, a double driveway, and a generous low-maintenance south-facing garden, offering comfort and convenience in a desirable location.

Upon entering, the bright and welcoming hallway sets the tone for the home's well-designed layout, seamlessly connecting the ground floor living spaces. With ample storage throughout the property, both on the ground floor and upper level, the numerous cupboards provide a practical solution for keeping the main living areas immaculate and clutter-free.

The generously sized lounge is bathed in natural light, thanks to the beautiful French doors that offer both a pleasant view and easy access to the rear garden. This room comfortably accommodates a large sofa with additional free-standing furniture, creating a relaxing and spacious living area. The neutral décor provides the perfect backdrop for easy personalisation, while the free-standing pebble electric fireplace adds an extra touch of warmth and charm to the room.



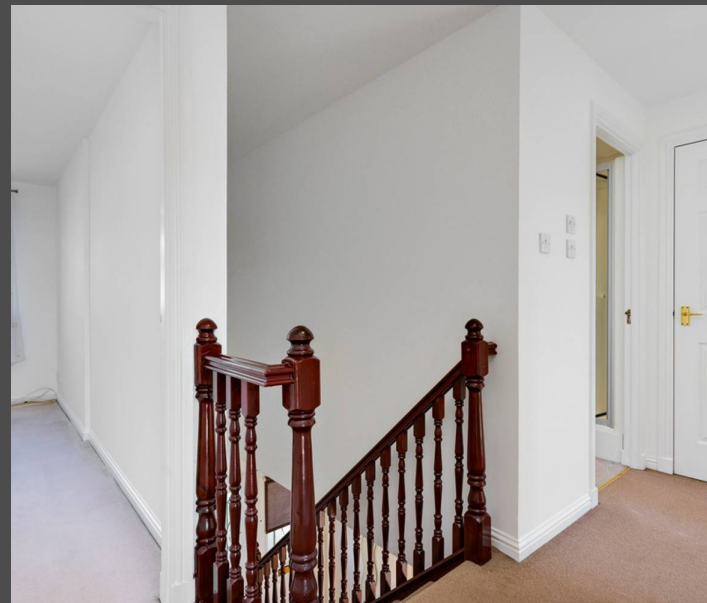
The modern kitchen is both practical and stylish, with partially tiled walls, fresh white units, and sleek dark worktops that create a striking contrast. Featuring an integrated oven and microwave as well as hob and extractor fan, this space is ideal for cooking and hosting. There is ample room for a large dining table, making it perfect for family meals or entertaining guests. The kitchen also enjoys a garden view, allowing natural light to further enhance the room's welcoming ambiance. Completing the ground floor is a blank canvas W/C, offering plenty of potential for personal touches.

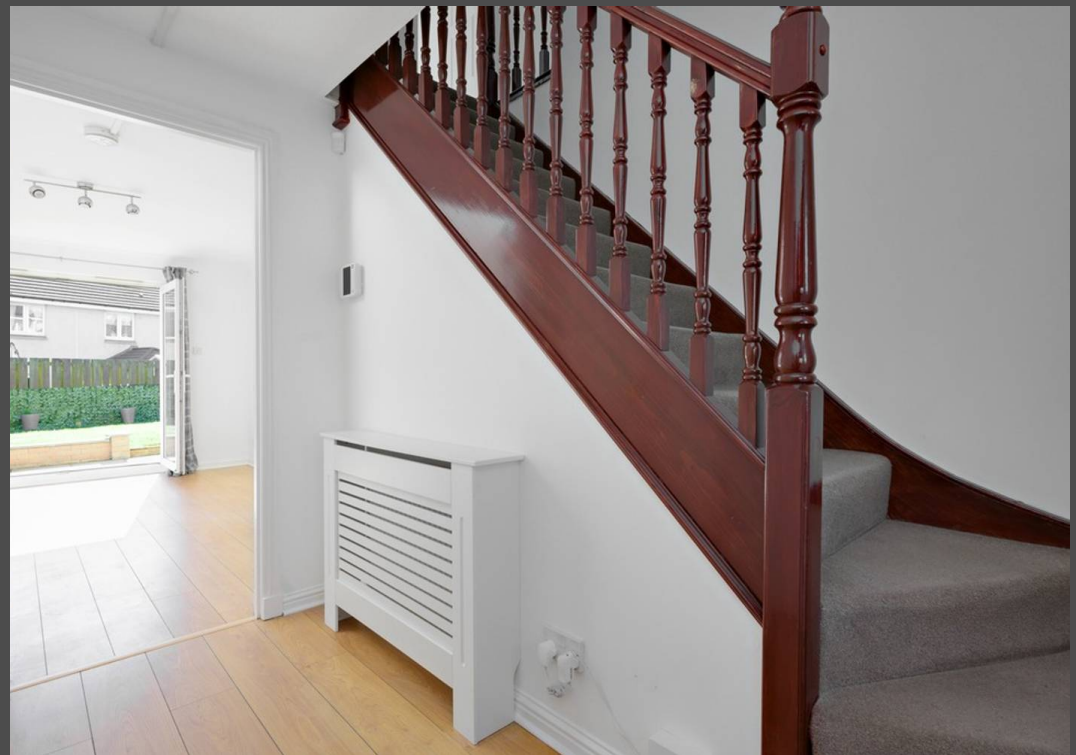
Upstairs, the spacious landing leads to three double bedrooms, each with its own unique appeal. The main bedroom is generous in size and includes fitted wardrobes for excellent storage. A key feature of this room is the partially tiled en-suite bathroom, which boasts a luxurious walk-in shower. Bedroom two also includes a built-in wardrobe, leaving ample room for a large bed and additional free-standing furniture. The partially tiled family bathroom, complete with a large bath and separate walk in shower, offers practicality with a touch of luxury. Bedroom three is equally spacious, featuring fitted wardrobes and plenty of room for furniture, making it a versatile and comfortable living space.

Outside, the south-facing rear garden is expansive and designed for low maintenance, featuring a large lawn and a slabbed patio area. This outdoor space is ideal for enjoying the sunshine, entertaining guests, or even transforming it into a gardener's paradise. The double driveway at the front provides convenient off-street parking, while the integral garage offers additional storage or vehicle space.

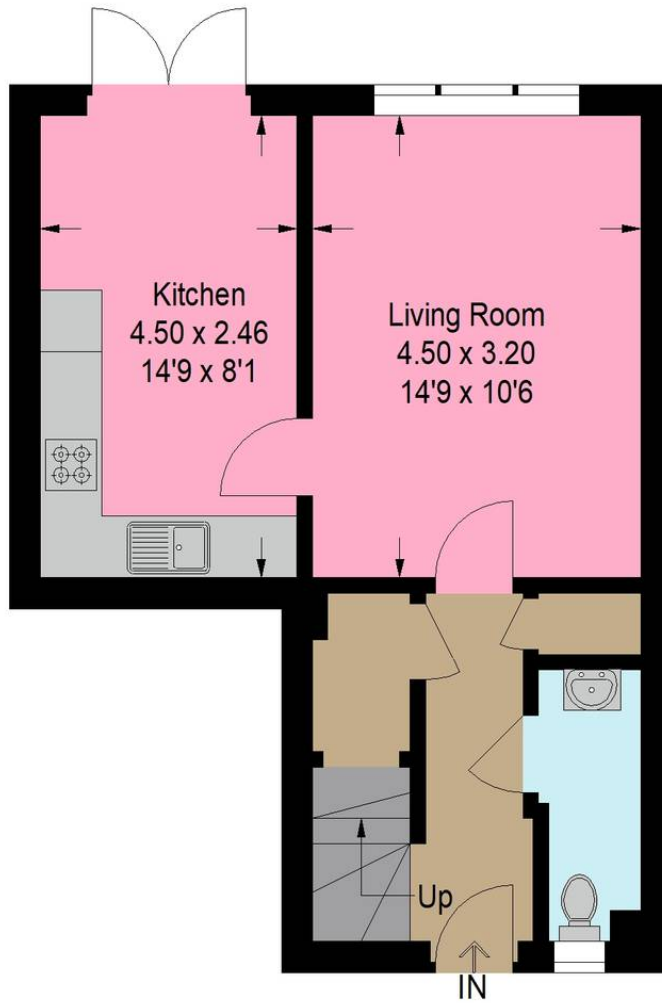
This walk-in-ready home is brimming with potential for its new owners to add their own personal touch. Located just a short drive from local amenities and a brief walk from Armadale railway station, the property is perfect for commuters to Edinburgh. With easy access to motorway connections, this property offers a peaceful setting with excellent transport links.

Don't miss the opportunity to make this stunning blank canvas property your own!

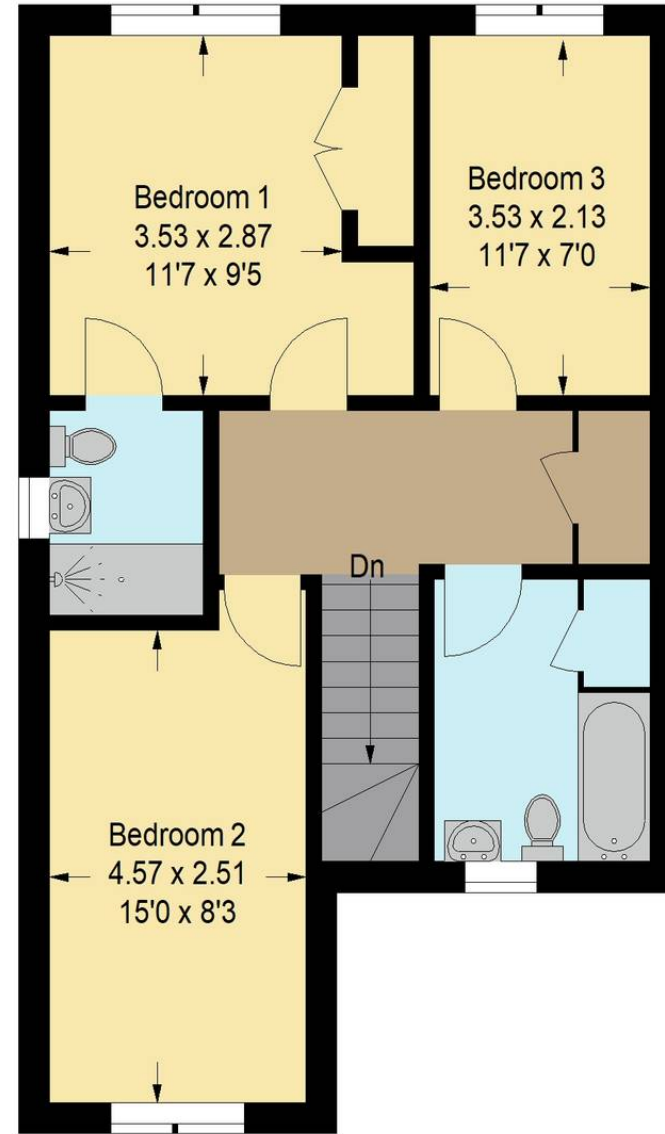




Approximate Gross Internal Area = 91.2 sq m / 982 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1129870 / Ref:89353)



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