



28 Woodhead Grove, Armadale

West Lothain

Offers Over **£165,000**



28 Woodhead Grove

Armadale

Welcome to 28 Woodhead Grove. This delightful two-bedroom semi-detached home has been lovingly maintained over the years, offering a blend of charm, practicality, and modern comforts. Perfectly suited for first-time buyers or small families, this property is move-in ready and located in a convenient residential area.

Step inside through the welcoming front door and into the bright and spacious living room, where natural light streams through large windows, creating a warm and inviting atmosphere. This versatile space offers plenty of room for both relaxation and entertaining, with neutral décor ready to complement any style.

The kitchen at the rear of the property is both stylish and functional, offering ample worktop space, modern cabinetry, and room for a dining area. Whether preparing meals or enjoying casual breakfasts, this kitchen is designed to suit everyday living. A door leads directly out to the south-facing garden, where you'll find a low-maintenance outdoor area perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding after a long day.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



The upper level continues to impress with two beautifully presented double bedrooms and a luxurious bathroom that elevates this home to another level. Bedroom one is a true retreat, effortlessly combining space and comfort. With room for a king-size bed, bedside furniture, and more, this serene space is perfect for unwinding after a long day. Built-in storage adds practicality while keeping the room sleek and organised. Bedroom 2, overlooking the rear garden, is equally inviting and versatile. Whether used as a guest room, children's bedroom, or even a stylish home office, this space is as adaptable as it is charming.

The modern bathroom is a showstopping feature of the home, recently upgraded to an exceptional standard. At its heart is a luxurious jacuzzi bath, perfect for indulging in spa-like relaxation at the end of the day. Contemporary fixtures, sleek tiling, and a neutral colour palette complete this tranquil space, offering the ultimate combination of style and function.

The upper landing also benefits from a large built-in cupboard, ideal for linens, towels, or simply keeping the household organised.

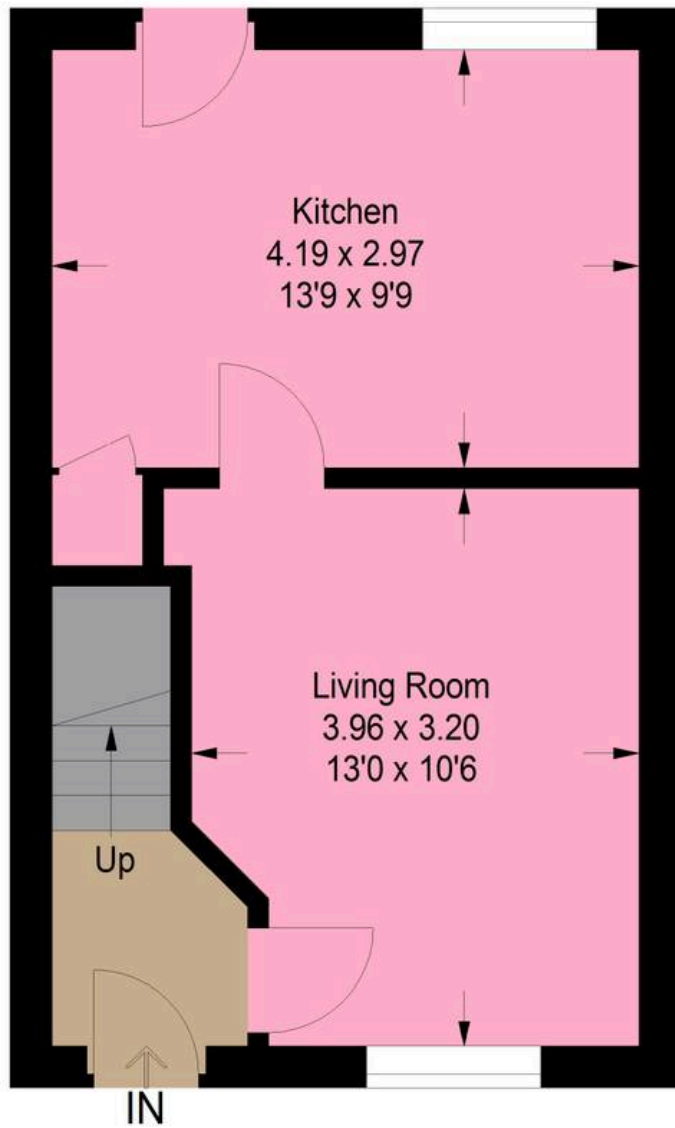
Step outside into the sun-soaked south-facing garden, with a decking area this garden is a private haven designed for maximum enjoyment. Whether you're hosting friends in the summer, relaxing with a book, or simply soaking up the sunshine, this space delivers it all.

This home is a rare find, combining modern features with a layout that flows effortlessly. Its thoughtful updates, immaculate condition, and

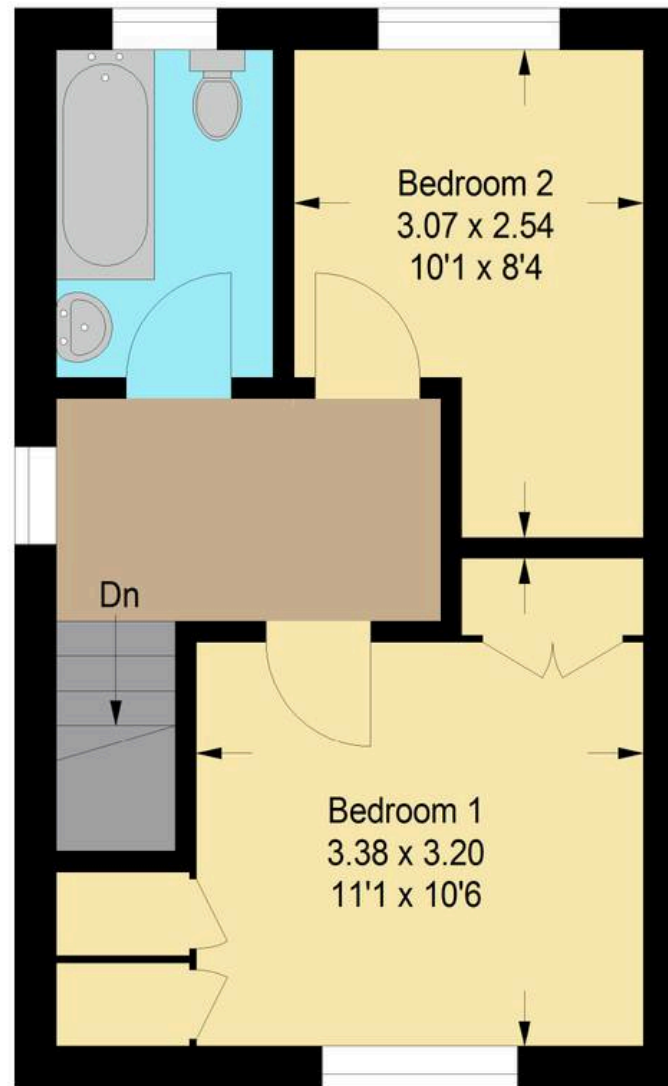




Approximate Gross Internal Area = 60.4 sq m / 650 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1161831 / Ref:89871)



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