



9 Cowdenhead Crescent, Armadale

Offers Over £300,000



9 Cowdenhead Crescent

Armadale

We are proud to present The Westbury by Avant. Built in 2020, this exceptional two-story detached villa, is presented in immaculate walk-in condition. Offering four spacious double bedrooms, stylish décor, and generous living areas, this home also benefits from a private driveway and a well-maintained rear garden.

Upon entering, you are welcomed by a bright and inviting hallway, elegantly tiled and finished to a high standard, setting the tone for this remarkable home.

The heart of the home is the stunning open-plan kitchen and dining area, a true Avant Homes signature. Featuring sleek white cabinetry, grey oak finishes, and striking black contrast units, this space exudes modern elegance. High-quality porcelain tiles complement the aesthetic, while integrated appliances, including an oven/hob, fridge/freezer, dishwasher, and washer/dryer, ensure seamless functionality.

Adjacent to the kitchen-diner is a versatile reception lounge, currently used as a second sitting area. With space for a two-seater couch, TV, and additional free-standing furniture, this room offers exceptional flexibility.

The main lounge is expansive and tastefully decorated with neutral tones and a stylish feature wall. Currently accommodating an L-shaped sofa and armchair, the room benefits from abundant natural light through a large rear window, creating an inviting and spacious atmosphere.



Upstairs, the property continues to impress with four generously sized double bedrooms. The principal suite is particularly striking, comfortably housing a king-size bed. The neutral décor, complemented by a panelled feature wall, enhances the elegant ambiance. Fitted mirrored wardrobes provide ample storage, while the adjoining en-suite boasts a fully tiled walk-in shower, offering a spa-like retreat.

Bedroom two is equally impressive, with ample space for a double bed and additional furniture. The neutral palette allows for easy personalization.

Bedrooms three and four serve as flexible living spaces. The third bedroom is currently utilized as a dressing area, featuring large wardrobes, a dressing table, and ample room for a double bed if desired. The fourth bedroom is presently configured as a home office with a pull-out bed, desk, and chair, offering versatility to suit any needs.

The rear garden is a beautifully designed, low-maintenance space, benefiting from a west-facing aspect. A perfect blend of lawn and paved areas provides an ideal setting for outdoor entertaining, summer relaxation, or the opportunity to create a gardener's haven.

Ideally situated just a short drive from Blackridge and Armadale train stations, the property offers excellent transport links. Nearby schools and shops provide further convenience, making this an ideal home for families and professionals alike.

Every aspect of this home showcases impeccable taste and attention to detail, delivering a rare combination of luxury, space, and privacy. The Westbury is a truly remarkable property—don't miss the opportunity to make it your new home.

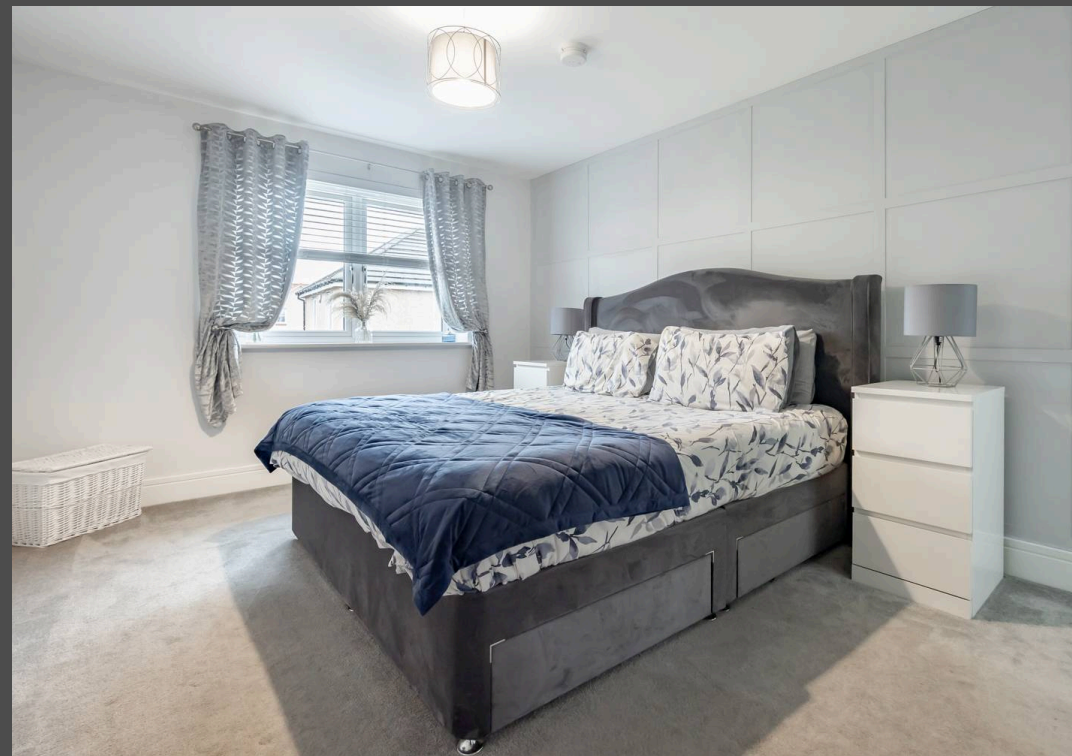
Council Tax band: E

Tenure: Freehold

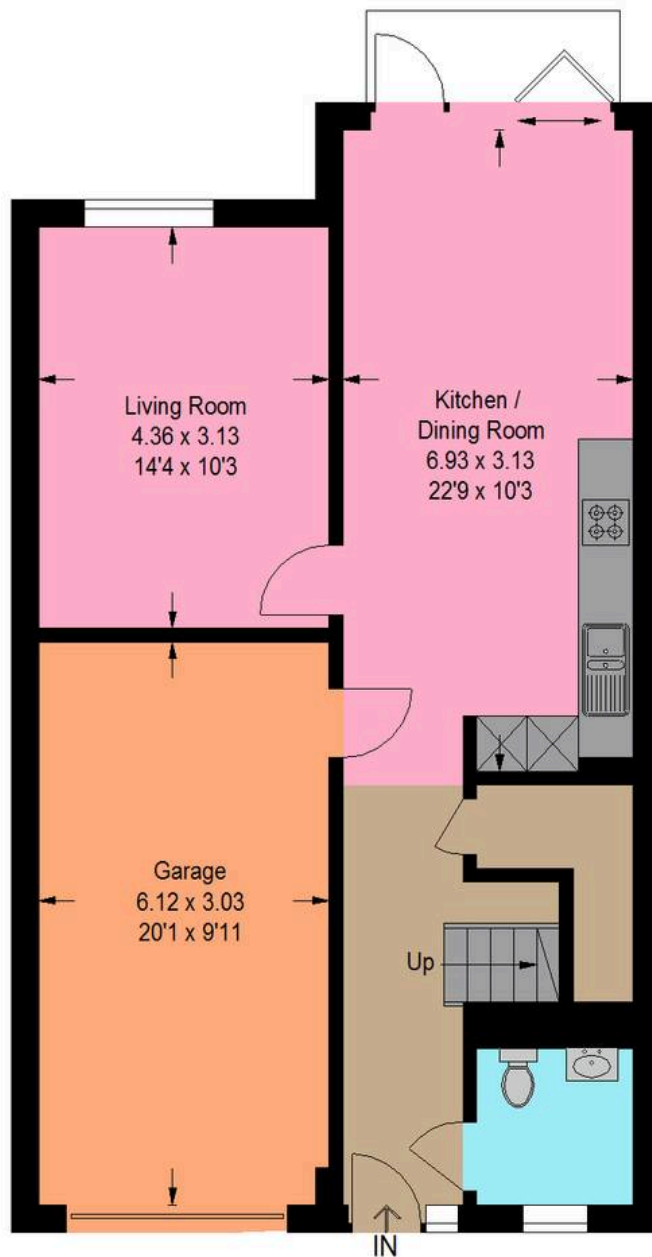
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

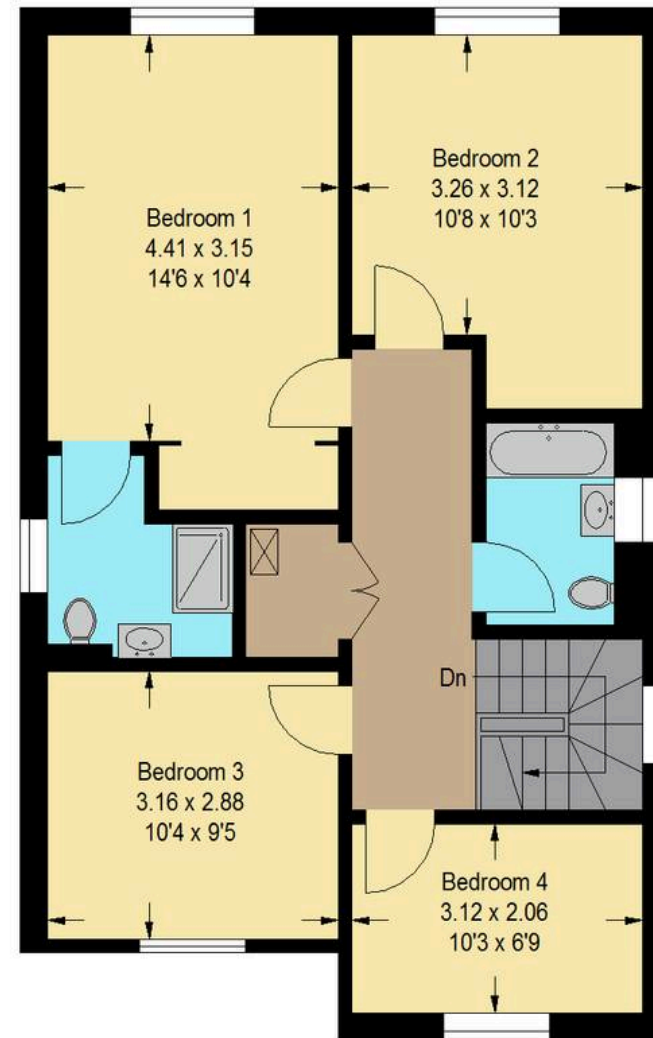




Approximate Gross Internal Area (Including Garage) = 138.3 sq m / 1489 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1081007 / Ref:88015)



Bridges Properties

94 West Main Street, Whitburn - EH47 0QU

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

