







## 13 Drove Road, Armadale

Welcome to 13 Drove Road, Armadale, a charming and well-presented two-bedroom end-terrace home with a south-east facing rear garden, generous living space, and a layout that balances comfort, practicality, and privacy. Ideally situated in a popular residential area, this property is perfect for first-time buyers, young families, or anyone looking for a well-connected home with excellent amenities nearby.

Upon entering, you're greeted by a bright and generously proportioned hallway, complete with a spacious under-stair storage cupboard and an additional full-length coat cupboard across the hall ideal for keeping everyday items neatly out of sight.

To the right, the lounge offers a welcoming and comfortable space to unwind. A white-finished fireplace with a decorative mantelpiece acts as an attractive centrepiece, while dual aspect windows at the front and rear bathe the room in natural light throughout the day. The layout easily accommodates a sofa suite, TV unit, coffee table, and even a dining area offering versatile space to suit a range of lifestyles.

The kitchen sits to the rear of the property and overlooks the private rear garden. Fitted with Cashmere gloss cabinetry and grey splashback wet wall panels, the space feels contemporary, and functional. An integrated oven and hob, chrome tap and sink, and ample storage make this kitchen both attractive and easy to use. There's also room for essential appliances including a fridge freezer, washing machine, and dishwasher, making it well-equipped for modern living.

Upstairs, the carpeted landing leads to two generous bedrooms and the family bathroom. Bedroom One is a spacious double that can easily accommodate a king-size bed with plenty of space for additional furniture or storage units. It also benefits from a large front-facing window that fills the room with natural light and a built-in cupboard offering convenient extra storage.





Bedroom Two is also well-sized and can comfortably host a double bed, making it perfect as a children's room, guest bedroom, or home office. This room includes a fitted wardrobe and still offers ample space for further storage or furniture if desired. The upper hallway provides additional storage options, ensuring the home remains practical and clutter-free.

The bathroom features a clean and practical three-piece suite, designed for everyday convenience and easy maintenance. It includes a bathtub with an overhead shower, WC, and sink, all set against grey splashback tiling that not only adds contrast but also makes the space easy to clean. The overall design is simple and functional, providing a blank canvas for your own personal touches.

Outside, the rear garden is long, private, and south-east facing, receiving excellent sunlight throughout the day—ideal for relaxing, gardening, or hosting friends in the warmer months. With no overlooking properties, it offers a fantastic sense of privacy. The front garden is low-maintenance and screened by bushes and fencing, helping to maintain a peaceful and secluded feel from the street.

Located in a highly desirable and family-friendly area, 13 Drove Road is within easy reach of a range of local schools, including Armadale Primary School, St. Anthony's RC Primary, Eastertoun Primary, and Armadale Academy. A variety of local shops, such as Scotmid Co-op, a post office, traditional butcher, and bakery, are all just a short walk away, providing everything you need for daily life.

Outdoor enthusiasts will enjoy nearby walking trails, including the Blackridge and Armadale Circular, offering a scenic escape into nature. For commuters, Armadale Train Station is just a five-minute drive away, offering direct links to both Edinburgh and Glasgow. Easy access to local motorway connections further enhances the convenience of this home, making it an excellent choice for those looking to balance community living with city accessibility.

With its blend of character, practicality, and location, 13 Drove Road is a fantastic opportunity to own a home that's ready to move into, with space to grow and enjoy for years to come. Early viewing is highly recommended.

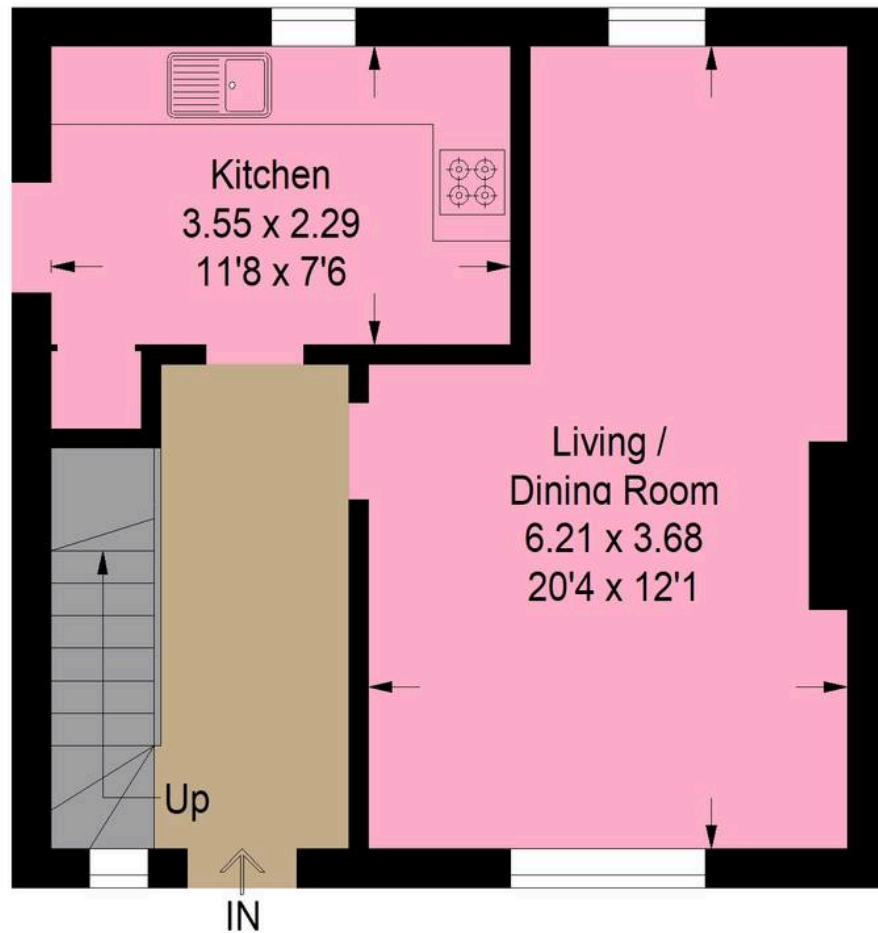








Approximate Gross Internal Area = 76.3 sq m / 821 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1195012 / Ref:90459)





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