



9 Atlas Court

Armadale

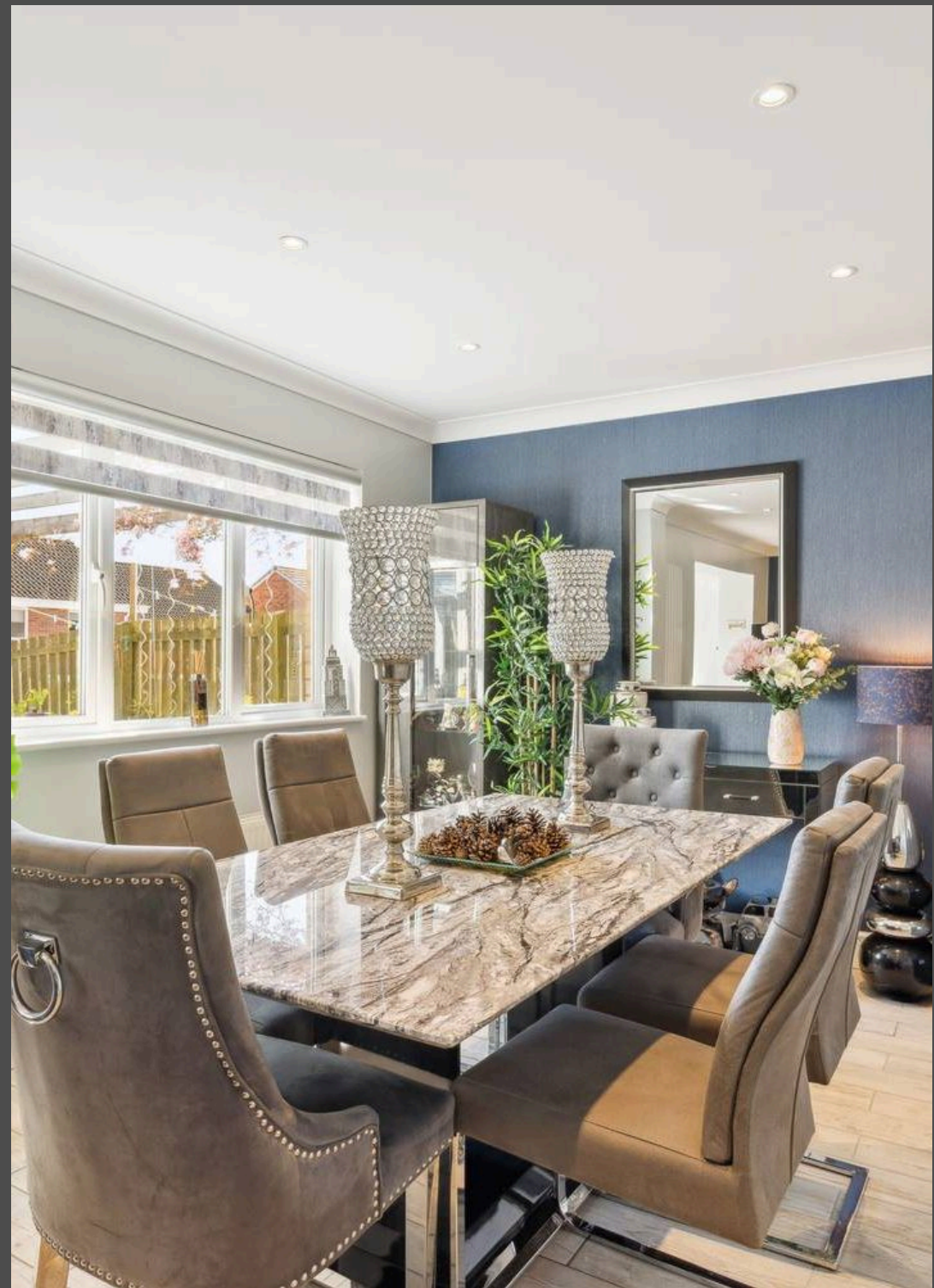
Welcome to **9 Atlas Court**, an exceptional four-bedroom detached home nestled within a peaceful cul-de-sac in one of Armadale's most sought-after developments. This beautifully presented property has been lovingly maintained and thoughtfully upgraded by its current owners over the past 10 years, ensuring modern comfort and style at every turn. With generous proportions, a highly practical layout, and a wealth of contemporary upgrades, this home is the perfect choice for families or professionals looking for a blend of space, elegance, and functionality.

Upon entering the property, you're greeted by a bright and welcoming entrance hallway, offering access to all of the main living areas. The ground floor impresses with an expansive, open-plan **kitchen, living, and dining area** at the rear of the home. This stunning space is bathed in natural light, courtesy of a recently upgraded **sunroom**, which seamlessly connects the indoors to the outdoors. With French doors opening out onto the south-facing rear garden, this expansive room provides an ideal setting for both day-to-day family life and entertaining.

The **living area** is designed to offer comfort and style, with ample space for large furniture pieces and a relaxing atmosphere. The **dining area** easily accommodates a large table, perfect for gatherings, while the **sunroom** extends the living space, offering a peaceful place to enjoy the garden all year round.

To the front of the home, flowing from the living room, is the newly upgraded **open-plan kitchen**. The modern galley-style kitchen has been meticulously updated with high-quality fixtures and fittings, including sleek countertops, contemporary cabinetry, and an abundance of worktop and cupboard space. A **downstairs WC** is conveniently located off the hallway, perfect for guests and family members alike, adding to the convenience of the home,

The ground floor also boasts a stunning **garage conversion**, which has been fully transformed into a **home office**. This versatile space offers a peaceful and productive environment for working from home, with ample space for a desk, storage, and all your office needs. To the back of the office area, a **large storage cupboard** has been cleverly added, providing an impressive amount of space for all your storage requirements.



Upstairs, the accommodation continues to impress with **four well-sized bedrooms**. The **principal bedroom** offers a private retreat, complete with **built-in wardrobes** and an **en-suite shower room**. The three additional bedrooms are all generously sized and versatile, each with the ability to accommodate a double bed, making them ideal for family members, guests, or even as additional home office space if required. A sleek, modern **family bathroom with large walk in shower** serves the remaining bedrooms, finished to a high standard with contemporary fixtures and fittings in a neutral palette, creating a soothing space to unwind.

Externally, 9 Atlas Court benefits from a beautifully landscaped south-facing rear garden. Designed with low-maintenance in mind, this garden offers the perfect space for outdoor living, featuring a spacious slabbed patio and a pond that adds a tranquil, natural touch. The fully enclosed design ensures both privacy and security.

To the front, the property benefits from a private driveway with plenty of off-street parking, comfortably accommodating two cars side by side. The overall curb appeal of this home is exceptional, with an attractive façade and well-maintained exterior, ensuring that 9 Atlas Court stands out in this desirable development.

Located within a five minute drive to of **ASDA Superstore**, **The Rowan Tree Restaurant**, South Dale Primary School and **Wee Gems Nursery**, this home offers excellent local amenities.

Outdoor enthusiasts will enjoy the **cycle path** located just behind the property, ideal for leisurely rides or commuting. Commuters will benefit from the nearby **Armadale Train Station**, offering direct services to Edinburgh, Glasgow, and other key locations. The property also boasts excellent road links, with easy access to the M8 motorway, facilitating convenient travel throughout the region.

Council Tax band: TBD

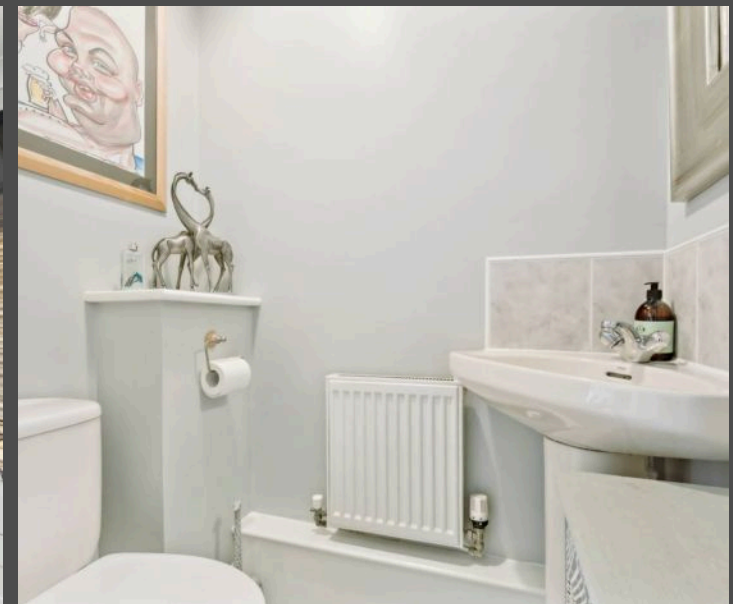
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



- Spacious Open-Plan Living
- Low-Maintenance South-Facing Garden
- Fully Converted Garage
- Upgraded Kitchen
- Newly Added Sunroom
- Four Well-Sized Bedrooms



FRONT GARDEN

REAR GARDEN

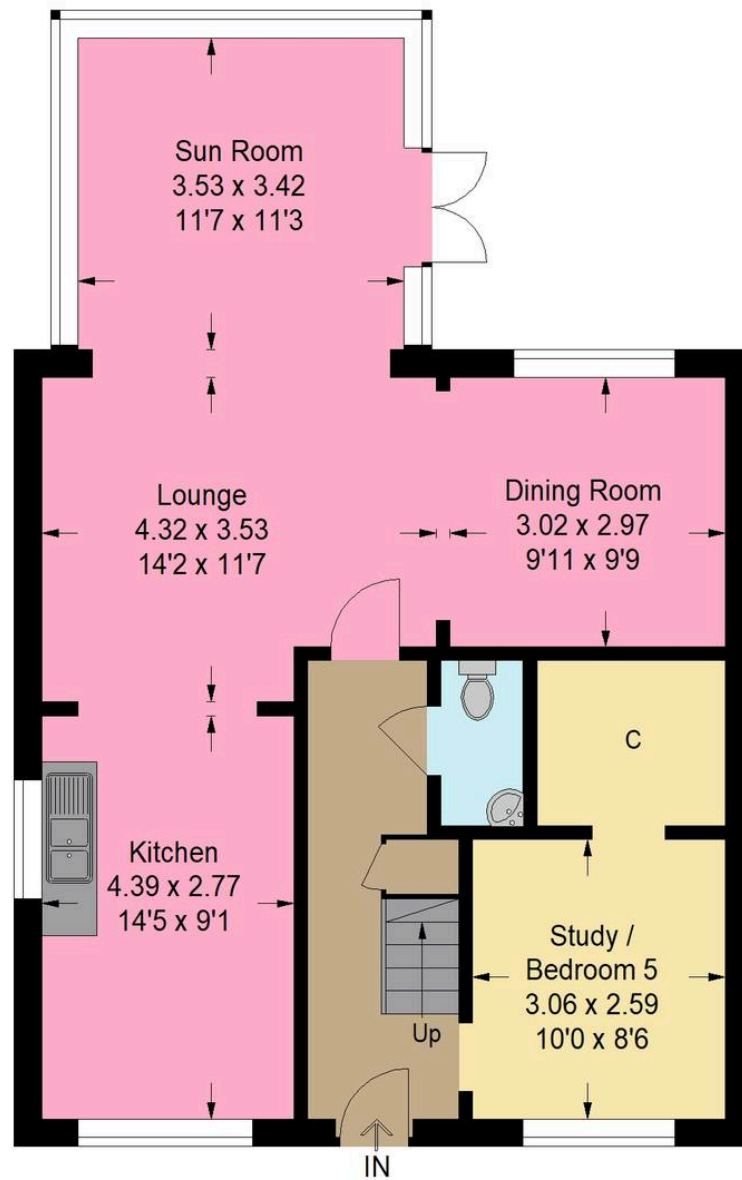
DRIVEWAY

2 Parking Spaces

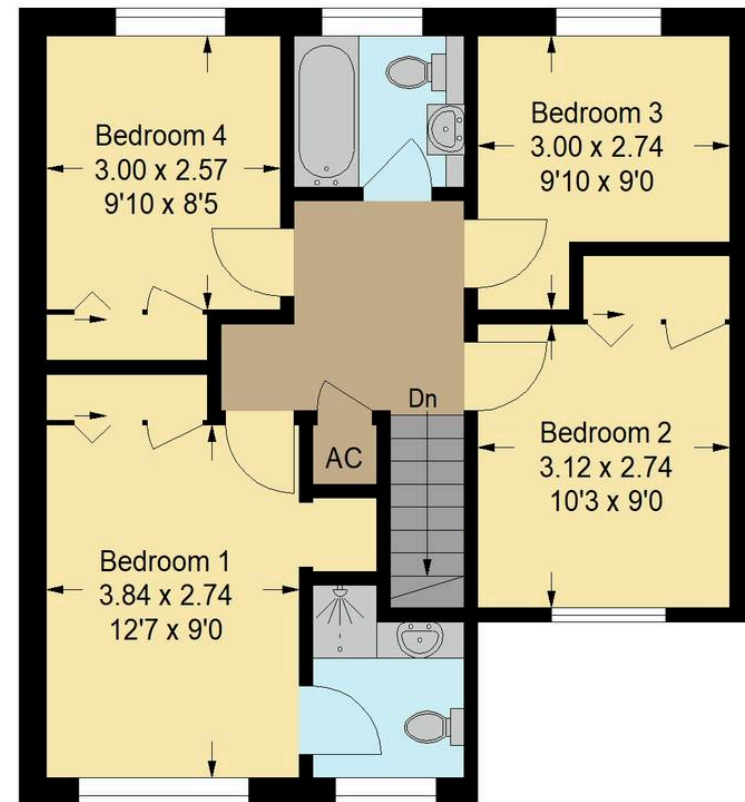




Approximate Gross Internal Area = 128.9 sq m / 1387 sq ft



Ground Floor



First Floor



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