



33 Sibbald View, Armadale

Offers Over £270,000



## 33 Sibbald View

### Armadale

Welcome to 33 Sibbald View, Armadale, a beautifully renovated and immaculately presented home that perfectly blends contemporary style with practical everyday living. Owned and lovingly maintained by its current owners for the past five years, this property is an ideal choice for families, first-time buyers, or professionals seeking a turnkey home with high-quality finishes and a striking open-plan layout. From the moment you step inside, it's clear this home has been thoughtfully upgraded to a superb standard. You're first greeted by a welcoming hallway that provides internal access to the garage, ideal for storage, a home gym, or secure parking before leading you through to the heart of the home.

The lounge is bright and inviting, bathed in natural light and styled with soft, neutral tones. A standout media wall adds a touch of luxury, while the tasteful panelling adds depth and character to the space. This room flows effortlessly into the kitchen, creating a spacious, sociable environment that is perfect for both relaxed family living and entertaining guests.

The kitchen itself is sleek and stylish, featuring high-gloss, handleless white cabinetry that reflects light beautifully and enhances the modern aesthetic. Integrated appliances offer clean lines and practical functionality, while the centre island acts as a stunning focal point with its integrated hob and built-in breakfast bar. Overhead, LED mood lighting nestled into the ceiling coving adds a warm, ambient glow, bringing a subtle sense of luxury to the space.

Extending from the kitchen is the sunroom, currently utilised as a dining area, but offering a versatile space that could be adapted to suit your lifestyle be it a playroom, secondary lounge, or home office. This room is flooded with light and enjoys garden views through French doors that open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

- Beautifully renovated and immaculately presented throughout
- Stylish open-plan layout ideal for modern living
- Located directly across from a play park, perfect for families
- Sunroom currently used as a dining space with French doors to rear garden
- Professionally landscaped rear garden with patio, artificial lawn, and rear gate access



The garden has been landscaped to a high standard and is designed for low-maintenance enjoyment, featuring a smart patio area and artificial grass. A recent addition includes a gate in the rear fence, providing direct access to a quiet grassy area behind the property ideal for children or pets. With no properties directly behind, the home also benefits from a great degree of privacy and open outlooks.

Before heading upstairs, you'll find a convenient WC tucked just off the kitchen, perfect for guests and day to day use.

Upstairs, the attention to detail continues. The principal bedroom is a true sanctuary, effortlessly combining style and comfort. Decorated in calming, neutral tones and enhanced by built-in wardrobes, this room also boasts a recently upgraded en suite bathroom that wouldn't look out of place in a luxury hotel. Finished with marble-effect tiling, elegant gold fixtures, and a spacious double walk-in shower, it's a space designed to impress and unwind.

The second bedroom is a generous double, currently set up as a home office, yet still offering ample space for a double bed and complete with sliding mirrored wardrobes.

The third bedroom is currently a beautifully decorated child's room and could easily be repurposed as a dressing room, nursery, or study, depending on your needs.

Located in a quiet and well-maintained residential estate, the home enjoys a prime position directly across from a play park, making it a fantastic option for families. Sibbald View is just a short distance from Armadale town centre, where you'll find a range of local amenities including shops, cafes, takeaways, and supermarkets such as Asda and Scotmid.





For commuters, Armadale Train Station is within easy reach, offering direct links to both Edinburgh and Glasgow, while the M8 motorway is only a short drive away, providing excellent access to the wider central belt. The home also sits within the catchment area for well-regarded local schools, including Southdale Primary and Armadale Academy.

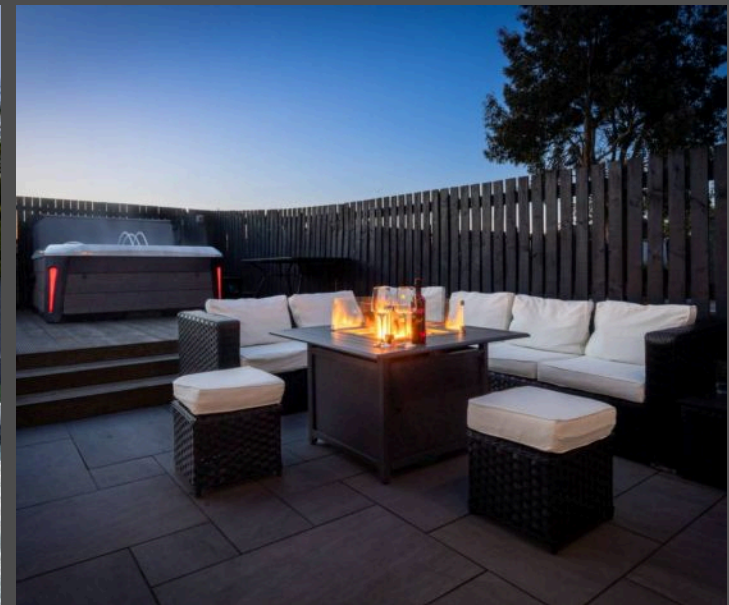
Stylish, spacious, and move-in ready, 33 Sibbald View is a fantastic opportunity to secure a modern family home in one of Armadale's most desirable residential areas. Early viewing is highly recommended to fully appreciate the space, finish, and lifestyle on offer.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Front Garden

Rear Garden

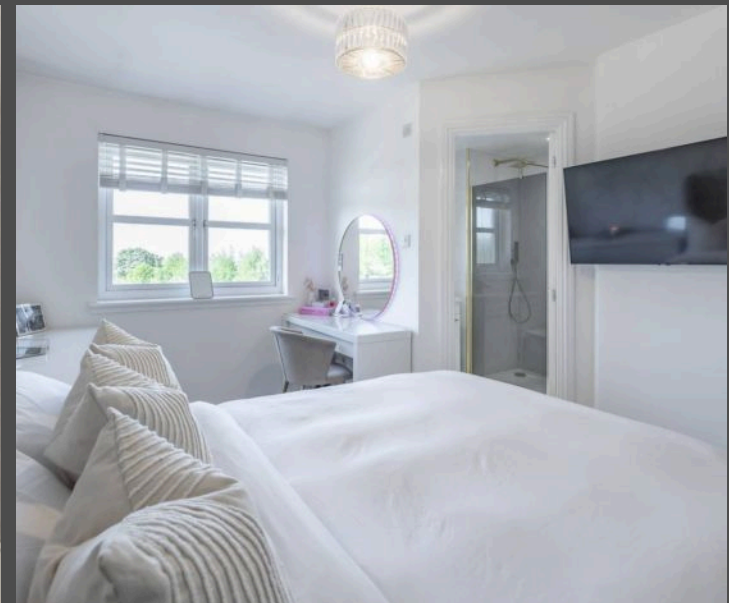
North facing garden, but gets sun all day.

DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage













## Bridges Properties

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