







## 46 Forrest Place

### Armadale

Welcome to 46 Forrest Place, a beautifully presented and spacious four-bedroom family home, perfectly positioned in one of Armadale's most convenient and family-friendly neighbourhoods. This move-in-ready property ticks all the boxes for modern family living, with generous room sizes, quality finishes, and fantastic local amenities right on your doorstep.

As you step inside, you're greeted by a bright and welcoming hallway that leads the way to the heart of the home. To the front, on the right-hand side, you'll find a spacious dining room, ideal for hosting dinners or enjoying everyday family meals.

Further along the hallway, there's a handy downstairs WC to one side, and a separate utility room to the other offering valuable additional space for laundry and storage. To the rear of the property sits the generous lounge, featuring a stylish built-in media wall complete with a Sonos speaker system, creating the perfect setting for relaxing or entertaining. Patio doors lead directly out to the large, fully enclosed rear garden, finished with low-maintenance artificial grass and a practical garden shed, ideal for family life and summer gatherings.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Adjacent to the lounge is the contemporary kitchen, stylishly designed with sleek white cabinetry, warm copper-toned worktops, and a generous breakfast bar, perfect for casual dining or morning coffee. This well-appointed space combines both form and function, offering ample storage and preparation space, making it ideal for busy family life. Upstairs, the home boasts four well-proportioned double bedrooms, with bedrooms one and two benefiting from built-in wardrobes. The modern family bathroom is finished to a high standard with full grey tiling around the bath and shower area, complemented by sleek black fixtures. The principal bedroom also enjoys a spacious en suite, featuring a double shower enclosure for added luxury.



Location is key, and this home truly excels in that regard. A path directly across the road offers safe and easy access to Southdale Primary School, making the morning school run a breeze. Local amenities, including Asda, The Rowan Tree and Armadale Train Station are all within walking distance, providing quick and convenient links to both Edinburgh and Glasgow, ideal for commuters.



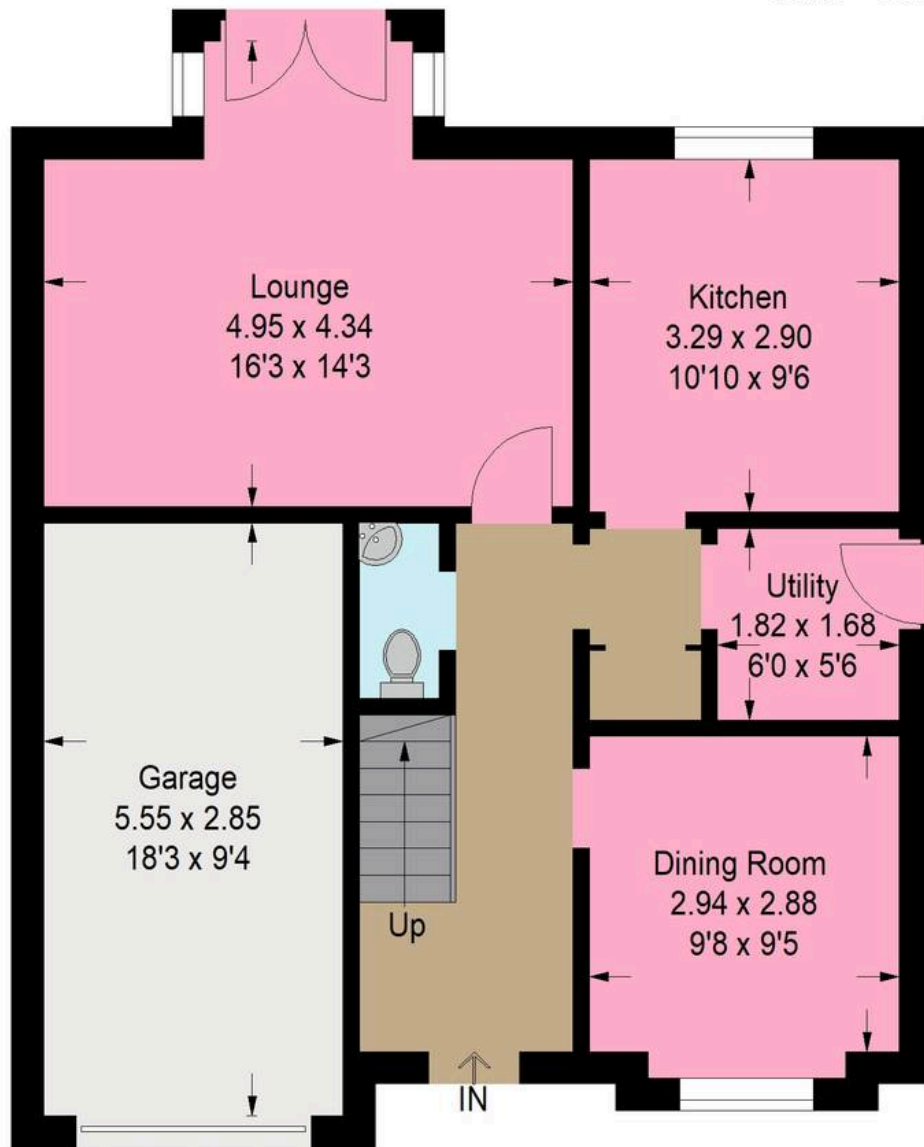




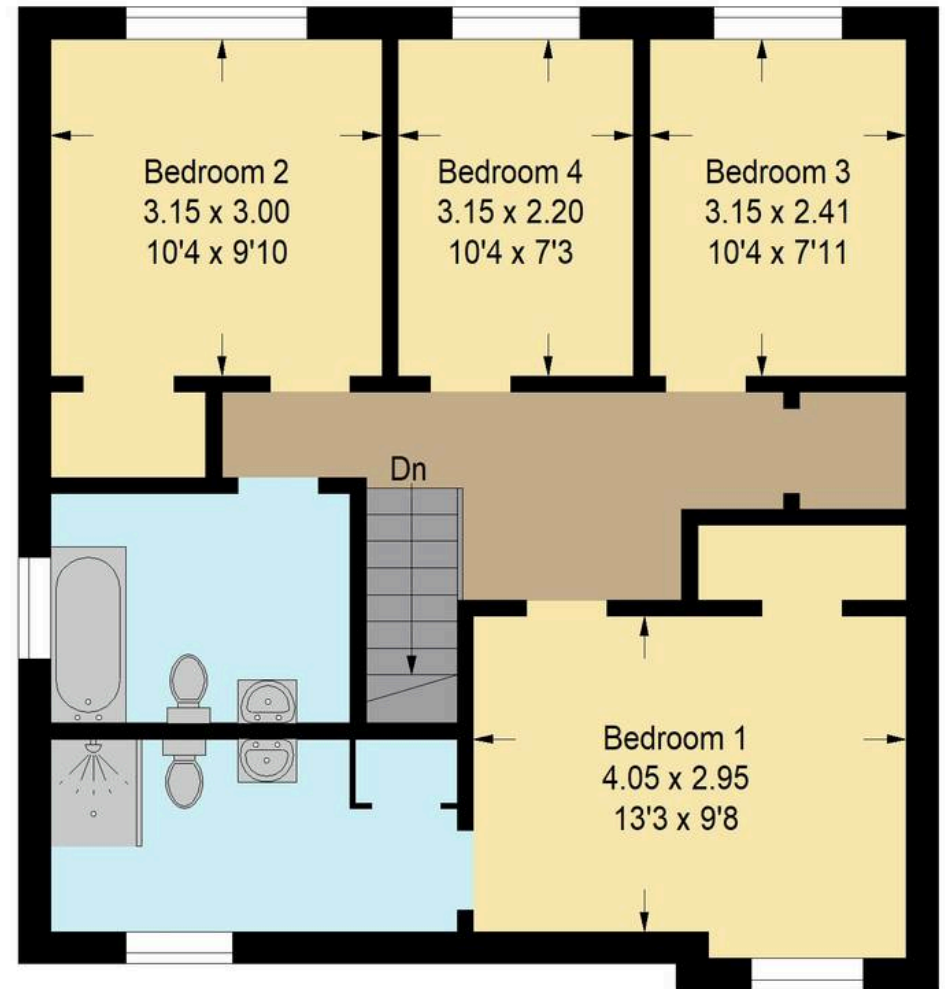
Approximate Gross Internal Area = 122.1 sq m / 1314 sq ft

Garage = 15.8 sq m / 170 sq ft

Total = 137.9 sq m / 1484 sq ft



Ground Floor



First Floor





## Bridges Properties

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