



10 Tarrareoch Court

Armadale

Welcome to Tarrareoch Court, Armadale, a beautifully maintained four-bedroom detached family home with garage, lovingly owned for the past 18 years. Built by Taylor Wimpey and set within a peaceful cul-de-sac, this property offers generous living space, a private south west-facing garden, and a tree-lined outlook that provides both privacy and serenity. Perfectly located in one of Armadale's most sought-after family neighbourhoods, this is a home that balances modern living with comfort and character.

As you enter, you're greeted by a bright and welcoming hallway with modern grey laminate flooring that runs throughout the ground floor, this hallway benefits from a useful storage cupboard beneath the stairs and a convenient downstairs WC, finished with splashback tiling and chrome accents. To the front of the home on the right hand side you will find the kitchen which is beautifully presented with light grey cabinetry, dark oak effect countertops and backsplash for contrasts and finished with chrome fittings, striking floor design and complemented by integrated appliances including a fridge freezer, oven, microwave, dishwasher, washing machine, and a four-point gas hob. There's even space for a family dining table, making this a versatile and practical cooking space.

The generously sized lounge can be found at the end of the hallway and to the back of the home, decorated in a neutral colour pallet with plenty space to accommodate two large sofas, a TV unit, and additional furnishings. Sliding patio doors flood the room with natural light and open directly onto the south west-facing garden, creating a seamless indoor-outdoor flow that's perfect for relaxing or entertaining. The adjoining dining area, which can be accessed via the glass double doors leading from the lounge, can comfortably seat up to six people, completes this sociable and welcoming layout this home has to offer.

- South West Facing Garden
- Single Garage & Two Car Driveway
- Four Double Bedrooms
- Modern Kitchen with Integrated Appliances
- Contemporary Family Bathroom
- 15 Minute Walk to Armadale Train Station, Asda & Southdale Primary School



Upstairs, a bright and spacious landing introduces the four double bedrooms, all beautifully proportioned. The principal bedroom, located to the front of the home, is decorated in soft, light pink tones and features plush grey carpet underfoot, creating a warm and inviting retreat which can comfortably accommodate a king-size bed, features built in wardrobes, a charming alcove detail that adds character and opportunity for a decorative display or to be utilised as additional storage potential, as well as having plenty of room for free standing furniture such as chest of drawers or bedside cabinets. The en-suite is a well-appointed three-piece suite, complete with a standing shower and finished with light sage-green tiling, it creates a fresh and inviting space, combining both privacy and practicality for everyday convenience.

Bedroom Two is a bright and spacious double at the front of the property, neutrally decorated to provide a versatile and calming backdrop. The room can comfortably accommodate a double bed, with plenty of space for bedside cabinets or a chest of drawers, and benefits from mirrored fitted wardrobes, offering practical storage while enhancing the sense of light and space. Bedroom Three enjoys peaceful, private views over the rear garden and mature tree lining. Currently utilised as a dressing room, this generous double has previously accommodated a double bed, chest of drawers, fitted wardrobes, and a dressing mirror/station with ease. The plush grey carpet underfoot, soft grey walls, and a statement feature wall of silver glittery wallpaper add a touch of and glamour, making this space a perfect dressing area. Bedroom Four, also at the rear of the property, is another flexible double that benefits from garden views, bringing in plenty of natural light. The room currently hosts a double bed, a wardrobe, a bedside cabinet, and a freestanding mirror, making it an ideal space for a bedroom, nursery, home office, or study to suit a family's evolving needs.

Completing the top floor is the family bathroom, beautifully finished with contemporary dark wet wall panelling that creates a sleek, modern feel. The room features a stylish bathtub with an overhead rainfall shower and a separate handheld shower head, complemented by a glass screen for practicality and ease of use. Elegant white fixtures and a chrome heated towel rail add both sophistication and functionality, making this bathroom a bright, modern, and welcoming space for the whole family



Externally, the home offers excellent kerb appeal with a two car driveway and an integral garage for secure parking or storage. The South west-facing rear garden is a true highlight, private, peaceful, and framed by a mature tree line. It has a partially monoblocked patio area for low maintenance, with ample space for seating or play, creating the perfect backdrop for summer barbecues or quiet evenings outdoors.

Location-wise, Tarrareoch Court is perfectly positioned for family living. Families will appreciate being close to Windyknowe Primary School and within walking distance of Southdale Primary School, making the morning school run simple and stress-free. A bus stop located directly outside the estate provides excellent public transport links, while the M8 motorway is just a short drive away, offering effortless connections to both Edinburgh and Glasgow.

At the end of the street, a footpath connects directly to the local cycle track, providing a safe route to Armadale Train Station and Asda, both approximately a 15-minute walk. Local shops, cafés, doctor surgeries, and other amenities on Armadale High Street are also within easy reach, making this a convenient and practical location for everyday life.

Council Tax band: E

Tenure: Freehold



FRONT GARDEN

REAR GARDEN

DRIVEWAY

2 Parking Spaces

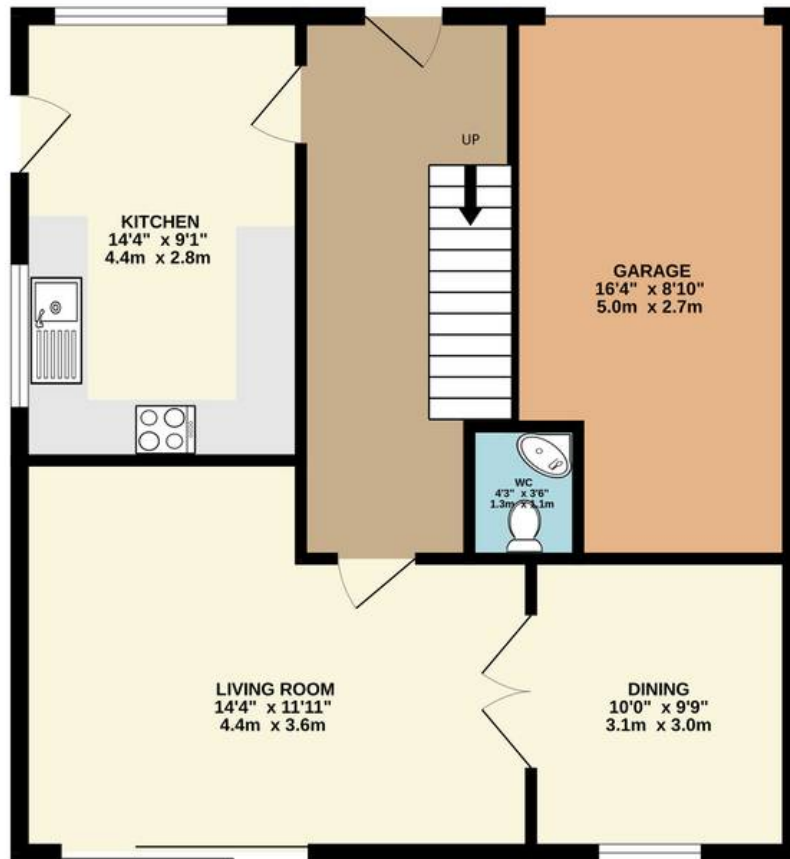
GARAGE

Single Garage

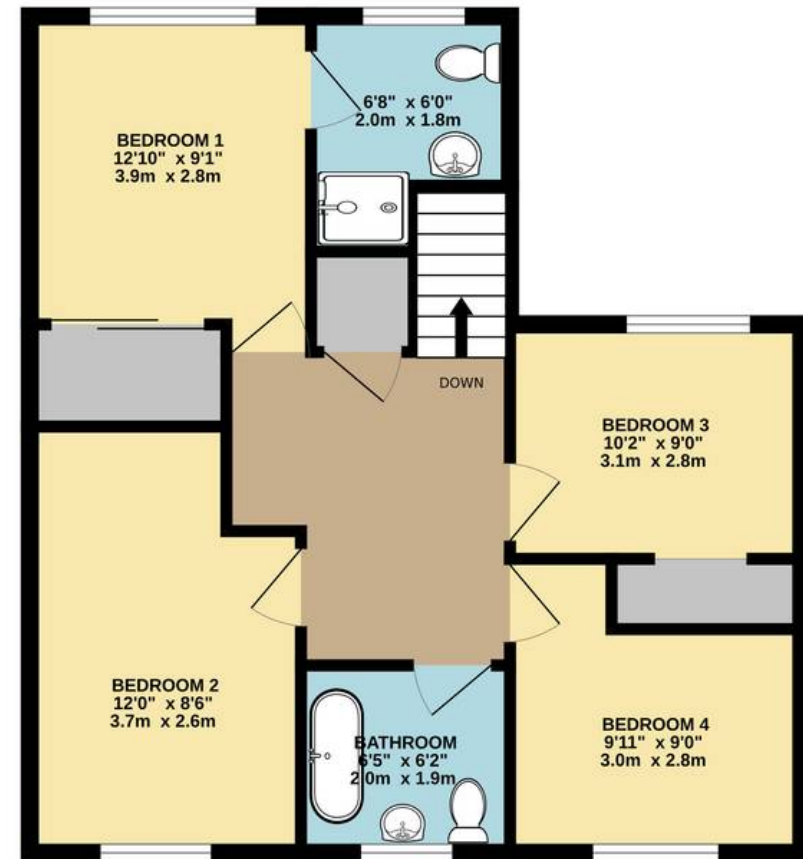




GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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