



80 Cricketfield Place, Armadale

Offers Over £175,000



80 Cricketfield Place, Armadale

Welcome to Cricketfield Place, a beautifully presented and move-in ready end-terraced home, perfectly positioned within one of Armadale's most desirable residential pockets. From the moment you arrive, it is clear that this property has been lovingly maintained and thoughtfully designed to offer an exceptional balance of comfort, style, and practicality.

Stepping inside, you are invited into practical hallway, offering a great separation from outdoors and offers a fantastic space to store shoes or jackets without interrupting the rest of the home, here is where to you also find the The ground-floor W/C , an especially appealing feature, fresh, neutral, and filled with natural light thanks to its large window. Its practical placement enhances everyday convenience for families and guests alike.

Moving from the hallway into the heart of the home which is the generously proportioned lounge, beautifully styled in modern grey tones that effortlessly combines sophistication with a cosy feel. The home features warm wooden laminate flooring flowing seamlessly throughout the entire ground floor and into each of the three upstairs bedrooms, creating a cohesive and elegant backdrop that suits a wide range of personal décor styles. The staircase is finished with soft grey carpeting, adding warmth and comfort as you move between floors.

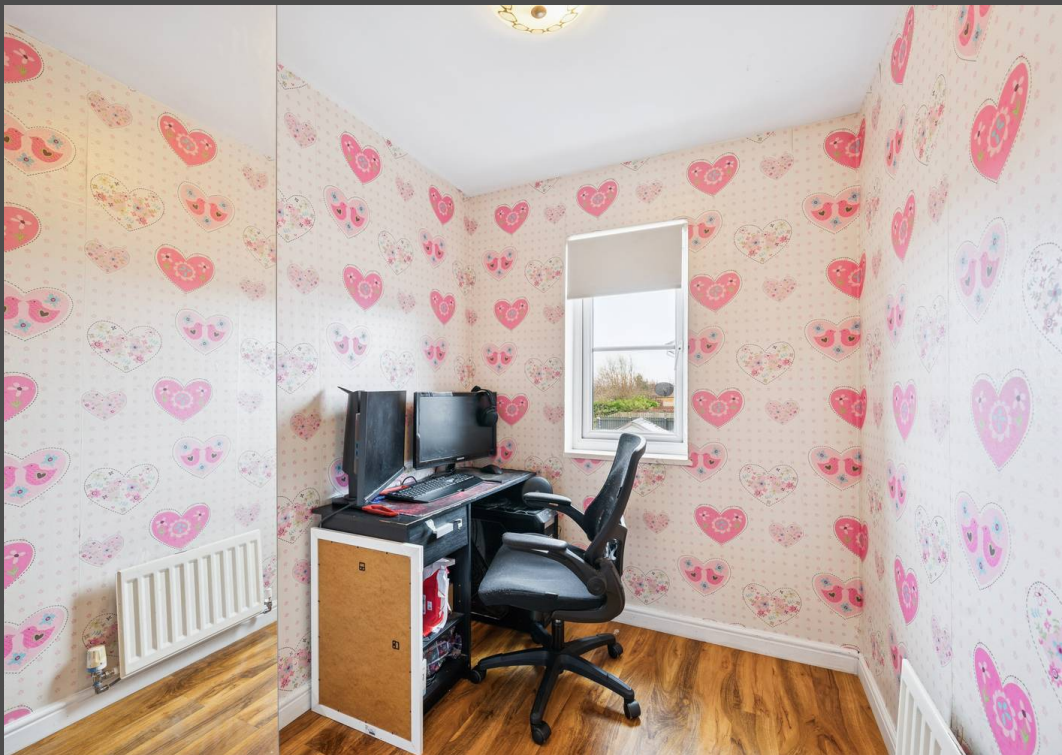


Flowing through from the lounge to the kitchen, you'll find a space that provides style with functionality. The kitchen is finished with bright white shaker-style cabinetry and contrasting worktops, offering an abundance of storage and preparation space. The warm, light grey laminate flooring complements the design beautifully. A handy built-in storage cupboard under the stairs ensures the room remains clutter-free, while the generous floor space easily accommodates a family dining table, making this the perfect spot for family meals or social gatherings. The double French doors at the rear of the kitchen fill the room with natural light and provide a seamless connection to the garden, enhancing the feeling of openness and inviting the outdoors in during the warmer months.

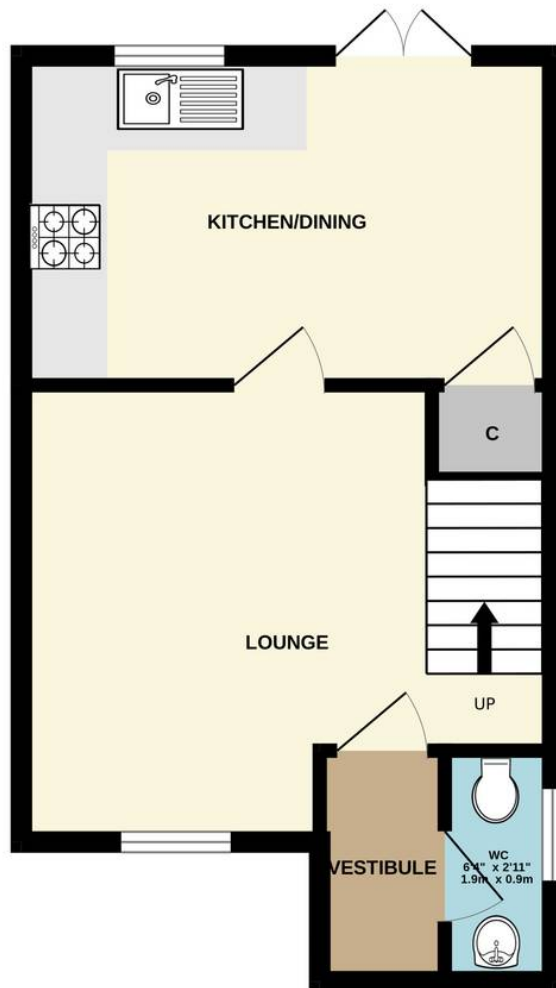
Upstairs, the warm wooden laminate flooring continues to create a bright, polished feel throughout the landing and into each bedroom. The master bedroom is positioned to the front of the property and offers excellent space for a king-sized bed and additional furniture's such as wardrobe or bedside cabinets to maximise functionality without compromising on style. Bedroom two positioned at the rear of the home and currently styled as a beautifully decorated children's room, filled with personality and character, yet its generous proportions allow it to comfortably accommodate a double bed, making it an incredibly versatile space as needs evolve. Bedroom three is equally flexible, also positioned to the back of the deal as a single bedroom, home office, nursery, or creative studio. The family bathroom completes this floor and has been finished to an impressive standard, showcasing stunning neutral marble stone-effect tiling that adds a luxurious feel. Its calm, spa-like atmosphere makes it the perfect place to unwind after a long day.



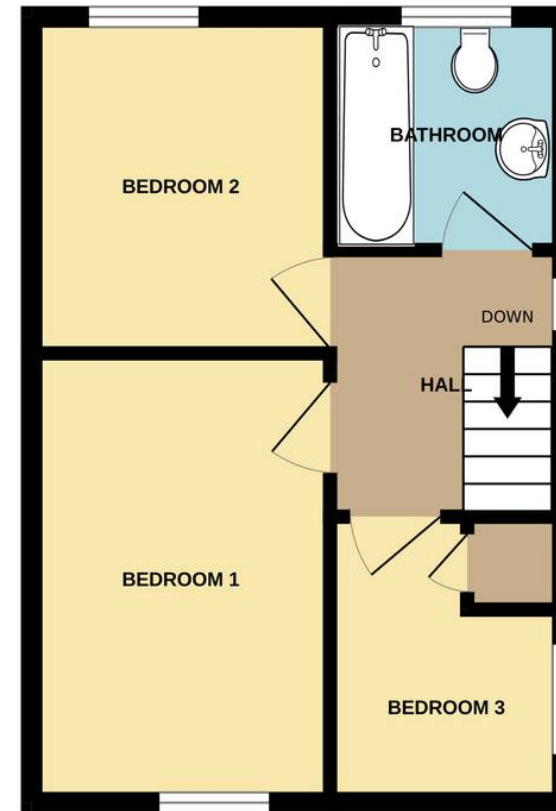
The rear garden has been thoughtfully designed an ideal space for outdoor dining, barbecues, children's play spaces, or simply relaxing with a book on sunny afternoons. A side driveway provides convenient off-street parking, adding to the overall practicality of this delightful home. This property's setting is as appealing as its interior. Cricketfield Place is a quiet, family-oriented street with a children's play park just around the corner, the perfect environment for family life. In just 1.2 miles, you'll reach a convenient hub that includes Southdale Primary School, Asda supermarket, The Rowan Tree Restaurant, and Armadale Railway Station.



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2025



Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

