



## 35 Kerr's Way

Armadale

Welcome to Kerr's Way, a beautifully presented three-bedroom detached family home built by Bellway in 2014 in the ever-popular "Greenville" style, and set within a highly desirable and family-friendly pocket of Armadale.

From the moment you step inside, you'll immediately appreciate the exceptional care, attention to detail and true move-in condition this home offers. The welcoming entrance hallway is finished with stylish wood-effect flooring that flows seamlessly throughout the ground floor, setting a warm and contemporary tone. To the right-hand side, you will find a generously sized downstairs WC, beautifully presented in neutral tones. Adjacent to this is a highly practical built-in cupboard, ideal for everyday coats, shoes and storage or offering potential to be opened up into to the WC to create a larger bathroom with scope for adding a bath or shower.

Walking further down the hallway, the property opens into the stunning lounge, a stylish, spacious and light-filled room complete with soft neutral décor, fantastic storage cupboard and perfectly complemented by the abundance of natural daylight pouring through the south-facing window, making this an ideal space to relax and unwind. From the lounge, a door to the left leads directly into the modern kitchen-dining area. This impressive space is finished with sleek white gloss units, contemporary subway-style tiling, contrasting dark stone-effect worktops, creating a crisp, modern aesthetic while also providing excellent functionality. A practical breakfast bar provides a perfect spot for casual dining or a morning coffee, while there is still ample space for a family dining table. French doors open directly out to the rear garden, creating a seamless connection between indoor and outdoor living.





The south-facing rear garden is both beautifully designed and easy to maintain, making it perfect for modern family life. A generous raised decking area provides an ideal setting for outdoor dining, entertaining or relaxing, while two cleverly incorporated built-in storage units offer excellent external storage without impacting on the clean, modern appearance of the space.

Heading upstairs, you are welcomed onto a bright and spacious upper hallway which leads to three true double bedrooms, a rare and highly sought-after feature within modern detached homes. The principal bedroom is positioned to the rear of the property, enjoying open views across the back garden and offering ample space for a king-size bed. This room further benefits from fitted wardrobes and a stylish en-suite shower room, complete with a generous double shower enclosure, creating a luxurious private retreat. Bedroom two is positioned to the front of the home and is currently presented as a beautiful and stylish children's bedroom, complete with striking blue half-wall panelling which adds real character and design flair to the room. Bedroom three also enjoys views over the rear garden and is currently utilised as a beautiful nursery, finished in soft neutral tones and offering excellent flexibility for a future bedroom, home office or guest room. Completing the upper level is the well-proportioned family bathroom, finished in modern tiling and offering generous space for everyday family living.





Externally, the home continues to impress. A garage and double driveway provides ample off-street parking, perfect for vehicles, storage, or conversion potential.

The setting of this home is just as impressive as the property itself. Kerr's Way sits within a highly sought-after development, renowned for its peaceful, community-focused atmosphere and convenient proximity to local amenities. From your front door, you're within walking distance of Armadale Train Station, offering regular services to both Edinburgh and Glasgow, making commuting a breeze. Everyday essentials are close at hand with ASDA supermarket nearby, while the popular Rowan Tree Restaurant provides a great local spot for dining out. Families are exceptionally well catered for, with Southdale Primary School, Wee Gems Nursery, both within walking distance and Armadale Academy all within easy reach.

There's also a children's play park right across from the home, adding to the appeal for young families. And for those needing to travel further afield, the property is just over five minutes from major motorway connections, linking you effortlessly to the wider Central Belt.

Every detail of this home has been carefully considered to create a space that feels both luxurious and comfortable, a place where style meets substance with family life at the heart of it, this is a property that truly stands out.





Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

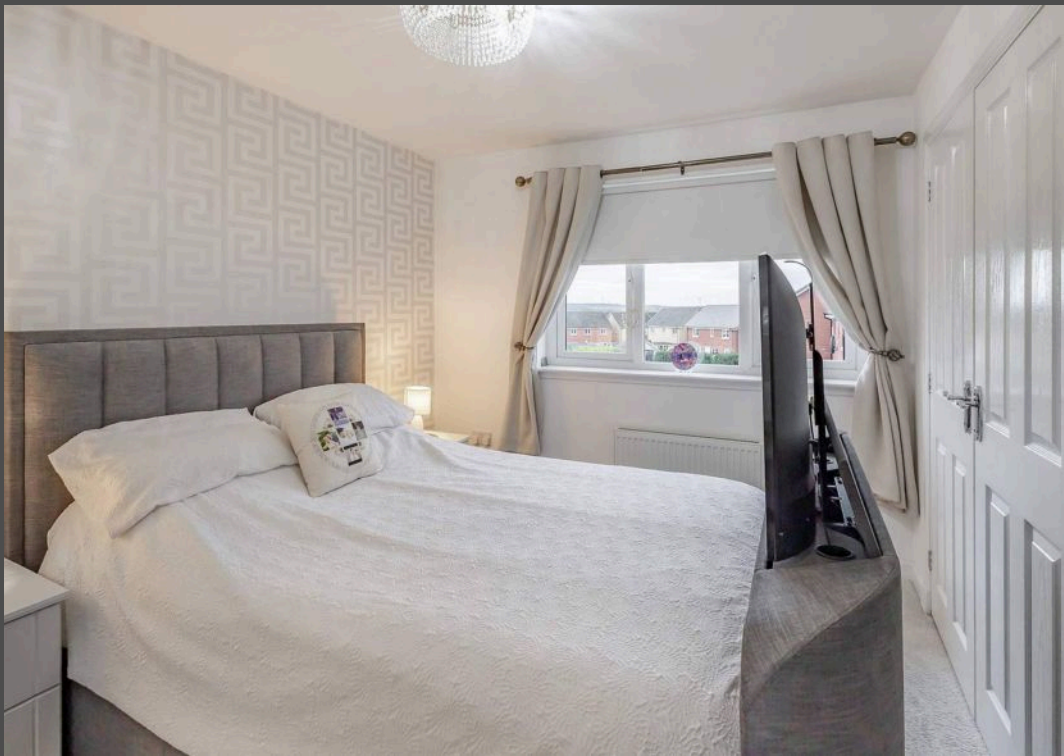
Driveway

2 Parking Spaces

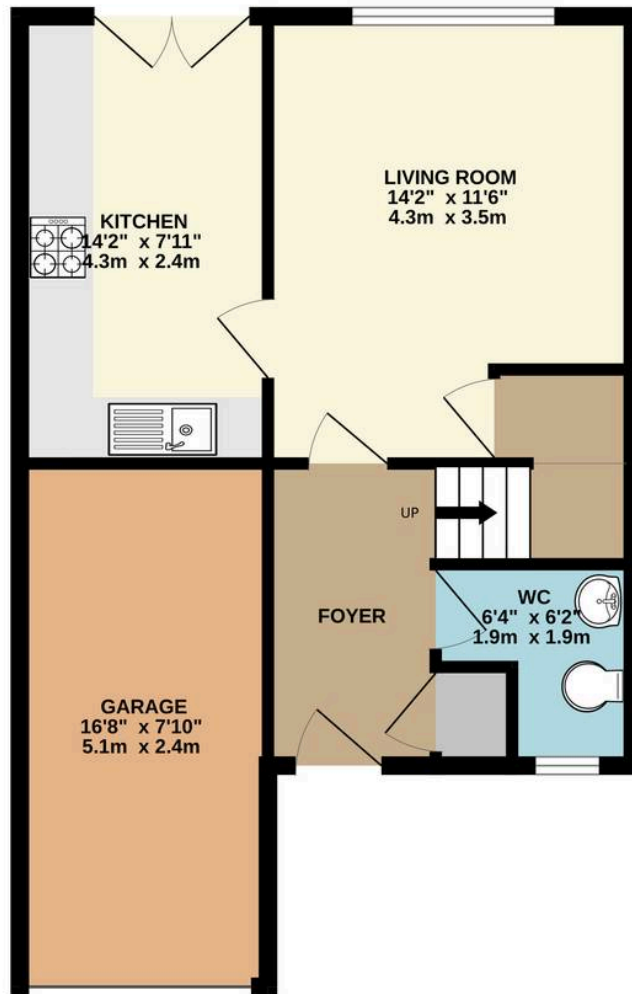
- The 'Greenville' By Bellway
- Three Double Bedrooms
- South Facing Rear Garden
- Stunning Move In Condition
- Garage With Double Driveway
- Highly Desirable, Family-Friendly Location With A Children's Play Park Directly Across The Road
- Walking Distance To Armadale Train Station, Southdale Primary School, Asda, The Rowan Tree Restaurant, And Local Cycle Paths



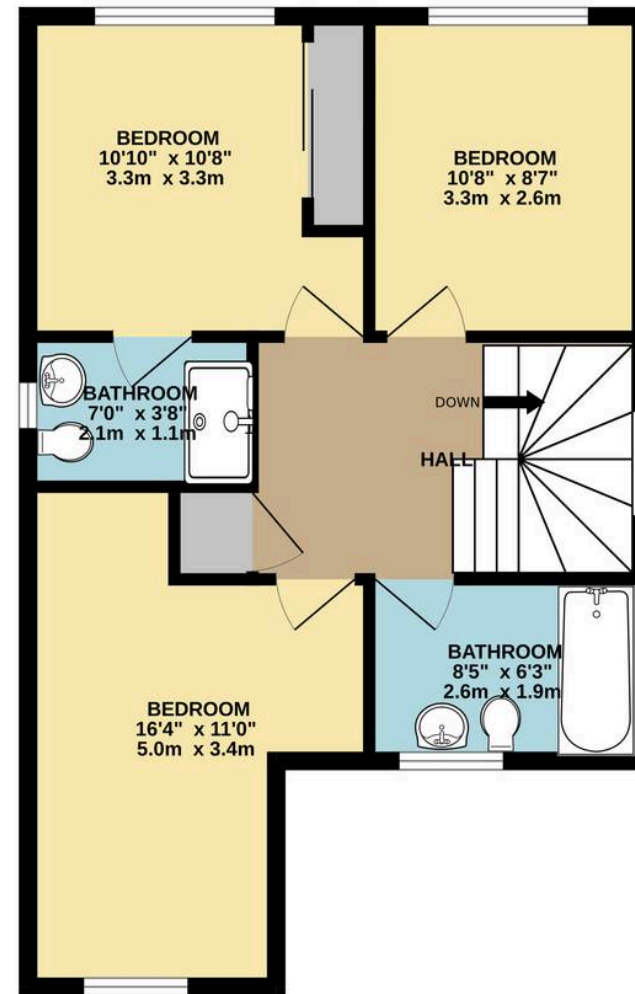




GROUND FLOOR



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.  
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