





This stunning detached home, nestled in a highly desirable area, is in move-in ready condition. Ideal for families or those seeking both bedroom and office space, this contemporary property combines style, comfort, and functionality. Lorna MacDonald and RE/MAX Property are delighted to present this beautifully maintained three-bedroom home to the market.

Armadale is a thriving town offering a great blend of community charm and modern convenience. With excellent local amenities including shops, cafes, schools, and leisure facilities, it's ideal for families and professionals alike. A more comprehensive range of amenities are available in nearby Bathgate and Livingston. Armadale benefits from superb transport links, with a train station providing direct access to Edinburgh and Glasgow, and easy access to the M8 motorway. Surrounded by beautiful countryside and local parks, it offers a peaceful setting while staying well connected to nearby towns and cities.

Front Garden

The inviting entrance features a neatly manicured lawn bordered by hedges. A sleek tarmac finished driveway offers generous parking for multiple vehicles, leading seamlessly to the garage and front door.

Entrance Hallway

The inviting hallway is entered through a partially glazed wooden door. The modern design features white painted walls, complemented by sleek cream tile flooring, for a polished look. Finishing touches include two ceiling lights, a smoke detector, power points, and a radiator, creating a stylish and practical entryway.

Lounge

12' 5" x 12' 0" (3.78m x 3.67m)

This inviting room boasts crisp white walls and wood effect laminate flooring, enhancing the contemporary feel. A window to the rear fills the space with natural light. Downlights add extra brightness, ensuring a well-lit environment at any time of day. Power points, a smoke detector, and a radiator, complete the room.

Breakfasting Kitchen

11' 7" x 8' 5" (3.53m x 2.57m)

This beautifully designed kitchen seamlessly blends style and functionality, featuring sleek wall and floor mounted units with cream fronts, perfectly complemented by wood effect laminate work surfaces and white tile splashback. Crisp white walls and continued cream tiled flooring create a modern, cohesive aesthetic. Fully equipped for convenience, the kitchen boasts an under counter oven, a four ring induction hob, a built in extractor hood, and integrated appliances, including a dishwasher, washing machine, and fridge freezer. The sink area is finished with a stainless steel sink with drainer and mixer tap. Natural light floods the space through the rear window and part glazed wooden door, further enhanced by a ceiling light and under unit lighting. There's also ample room for a breakfast table. Additional features such as power points, a radiator, and a heat detector, ensuring comfort and practicality.

Dining Room

9' 11" x 8' 3" (3.01m x 2.52m)

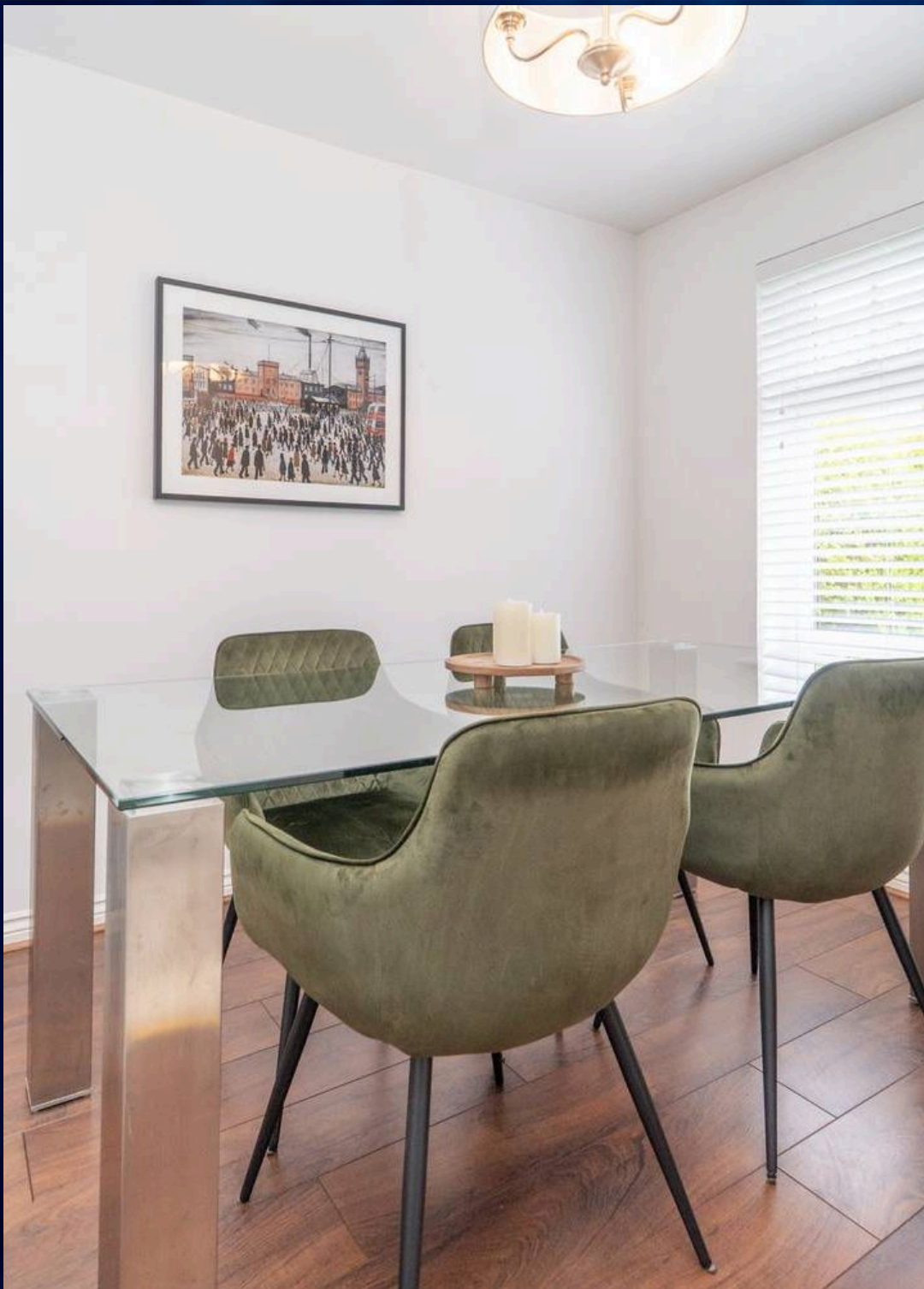
This spacious additional living area features a dedicated separate dining room, perfect for entertaining or everyday meals. Fresh white painted walls and stylish wood effect laminate flooring create a bright, modern ambiance. A front facing window allows natural light to pour in, enhancing the open and airy feel of the room. Thoughtful details such as a ceiling light, radiator, and well placed power outlets ensure both comfort and functionality. A built in cupboard provides convenient storage space.

Living Level Toilet

3' 4" x 4' 9" (1.02m x 1.45m)

An essential room for modern day living, which has been decorated with white painted and cream tile flooring. The suite comprises of a close coupled toilet and a pedestal sink with tile splashback. A window to the side allows natural light into the space. There is a downlight, a radiator and an extractor fan to finish off the room.





Stairs and Landing

The décor flows seamlessly with carpeted stairs and landing, complemented by fresh white painted walls. There is a cupboard housing the water tank. Finishing touches include a window to the side, two ceiling lights, a smoke detector, power points, a radiator and an attic hatch.

Primary Bedroom

9' 1" x 13' 9" (2.78m x 4.18m)

This charming room features white painted walls and cosy carpeted flooring. A built in wardrobe offers ample fitted hanging and shelving space, enhancing the room's practicality. The front facing window fills the space with natural light, complemented by a ceiling light for additional illumination. The room is equipped with a radiator and power points for comfort and convenience.

En-Suite Shower

5' 6" x 6' 9" (1.67m x 2.07m)

This shower room is neutrally decorated with white painted walls, complemented by cream tile flooring. The suite includes a close coupled toilet, a pedestal sink with tile splashback, and a tiled shower unit with a mains shower. Downlights provide ample lighting, enhanced by the window to the front. A radiator and an extractor fan ensure the room remains comfortable and well ventilated.

Bedroom Two

8' 8" x 11' 1" (2.64m x 3.38m)

This great second double bedroom is tastefully finished with white painted walls, a feature papered wall, and carpeted flooring, creating a warm and inviting ambiance. A rear facing window allows natural light to flood the room, complemented by a ceiling light for a bright and airy feel. A wardrobe provides hanging and shelving storage space in this room. The room is further equipped with power points and a radiator.

Bedroom Three

9' 9" x 9' 5" (2.97m x 2.88m)

This well appointed third double bedroom features white painted walls and carpet to the floor, creating a comfortable and modern ambiance. A rear facing window welcomes natural light, brightening the space. A fitted wardrobe provides ample hanging and shelved storage space. Additional features include power points, a ceiling light, and a radiator.

Bathroom

6' 6" x 6' 2" (1.99m x 1.89m)

This neutral family bathroom effortlessly combines style and functionality. Designed for both elegance and ease of maintenance, it features durable tiled flooring and a sleek mix of crisp white painted, cream tiled and white wet wall panelled walls. A side facing window bathes the space in natural light, complemented by downlights for a bright and inviting ambiance. The suite includes a pedestal sink, a close coupled toilet, and a bathtub with mains shower overhead, all offering a seamless blend of practicality and contemporary appeal. Finishing touches such as a radiator and an extractor fan enhance both comfort and convenience.

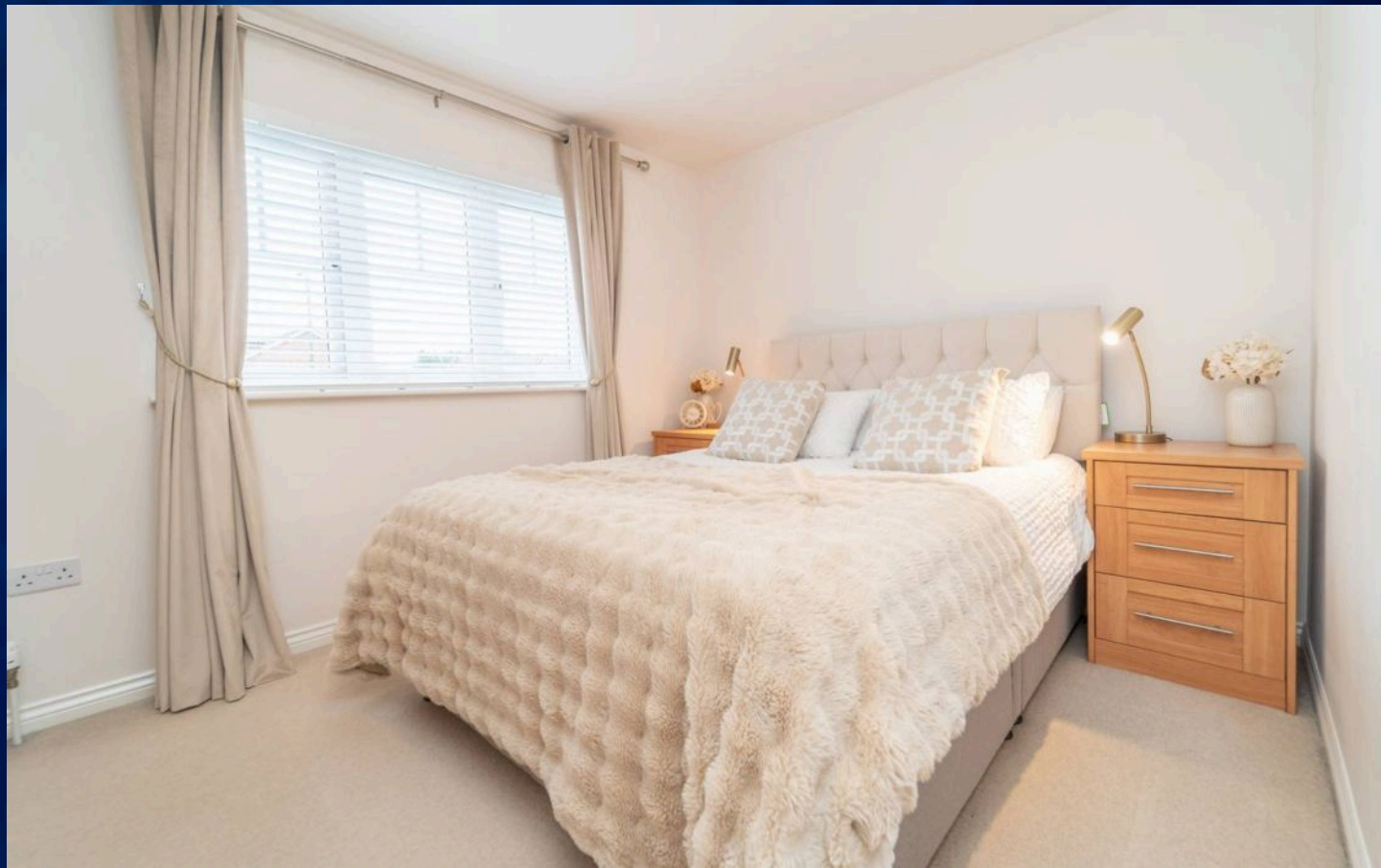
Garage

17' 0" x 8' 2" (5.19m x 2.49m)

The garage is equipped with an up-and-over door, as well as a convenient internal access door from the house. It is fully functional with power points and a ceiling light, ensuring a practical space.

Rear Garden

This wonderful south facing rear garden offers a perfect blend of greenery and practicality and is bathed in sunlight the majority of the day. Mainly laid to lawn, it provides ample space for outdoor enjoyment, while a paved area near the house is ideal for seating, dining, or relaxation. Fully enclosed with fencing on all sides, the garden ensures privacy and security, with a convenient gated entrance for easy access. Whether unwinding in the fresh air or entertaining guests, this inviting outdoor retreat is a versatile and peaceful haven.





Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

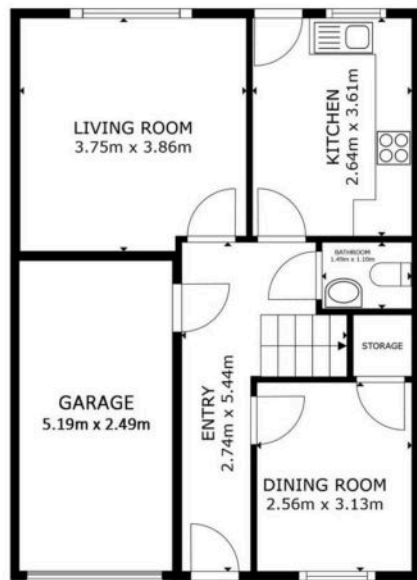
Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 45.2 m² FLOOR 2 49.2 m²
TOTAL: 94.3 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 45.2 m² FLOOR 2 49.2 m²
TOTAL: 94.3 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.