



West Lothian | Cricketfield Place | Offers Over £150,000

Discover 26 Cricketfield Place—a charming two-bedroom terraced home in Armadale, perfect for first-time buyers seeking comfort, style, and convenience



Step into the inviting ambiance of 26 Cricketfield Place, a charming, terraced house nestled within the sought-after development in Armadale, presenting an unmissable opportunity for first-time buyers looking to make a home of their own.

The property boasts two well-proportioned bedrooms, a family bathroom, handy cloakroom and generous living spaces, all adorned with tasteful, decor to create a warm and welcoming atmosphere. From the outset, the laid to lawn front garden sets the scene with a paved pathway leading to the entrance, and potential for a driveway (subject to consents) adds further appeal.

Entering through the front door, you're greeted by a cosy vestibule leading to a cloakroom equipped with a white w.c. and sink, followed by an inviting front-facing lounge. This bright and spacious room is accentuated by homely decor and durable laminate flooring, with a staircase to the upper level and an under-stair storage nook. The kitchen, overlooking the rear garden, is a testament to practicality with its fitted oven, hob, hood, and ample space for a fridge/freezer and washing machine, not to mention the area for dining in comfort.

Upstairs, two double bedrooms await. The master features a delightful double window, built-in storage, and enough space for a king bed and additional furniture. The second bedroom offers a tranquil view over the garden. Both rooms offer generous proportions. The contemporary bathroom, with its white three-piece suite and modern splashback tiles, completes the accommodation.

Out back, the fully enclosed garden is laid to lawn with a paved patio, perfect for safe play and entertaining. Rounding off this gem of a property are the conveniences of gas heating and double glazing, ensuring a cosy and energy-efficient living environment.

26 Cricketfield Place is the ideal step onto the property ladder-a perfect blend of comfort and convenience in the heart of West Lothian.



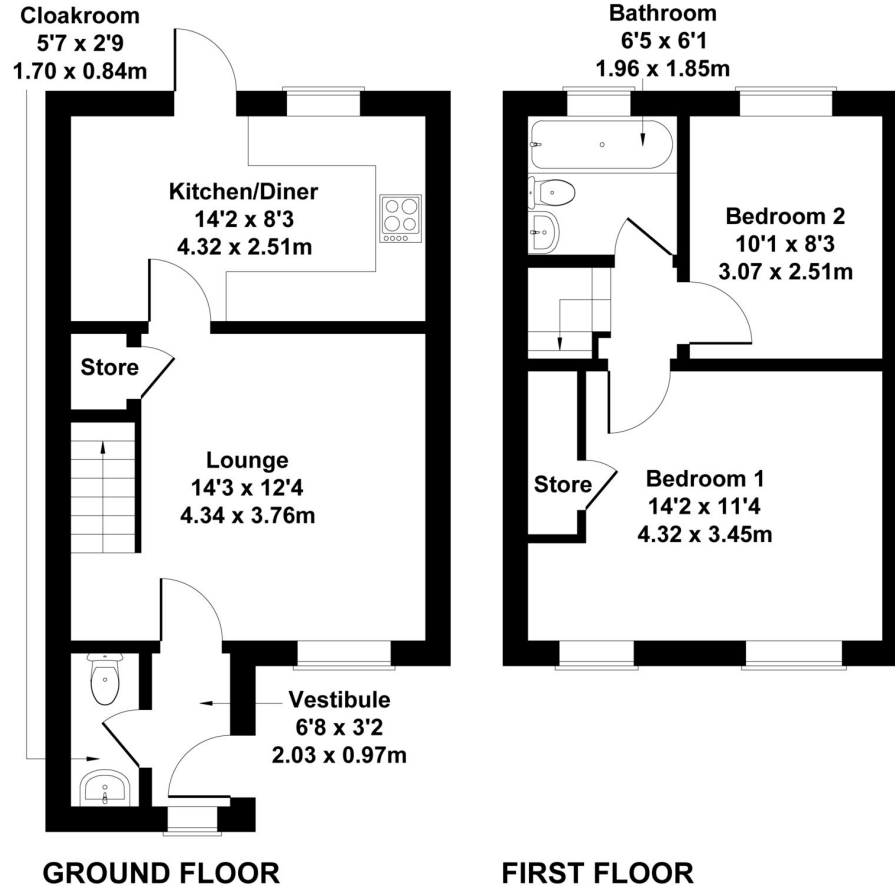
Extras: Floor coverings, blinds, oven, hob and hood (no warranty)

Location: Armadale, West Lothian is a thriving town located between Edinburgh and Glasgow, offering an ideal blend of community charm and convenient access to both cities. Known for its friendly atmosphere, Armadale features a range of local amenities, including shops, cafes, schools, and leisure facilities, making it a popular choice for families and commuters alike. The town benefits from excellent transport links, with a train station providing regular services to both Edinburgh and Glasgow, as well as easy access to the M8 motorway. Surrounded by scenic countryside, Armadale is also close to outdoor attractions such as Beecraigs Country Park and Polkemmet Country Park, providing ample opportunities for recreation and relaxation. This sought-after location combines the peace of rural living with modern conveniences, making it a fantastic place to call home.



26 Cricketfield Place, Armadale

Approximate Gross Internal Area
644 sq ft - 60 sq m



Not to Scale. Produced by The Plan Portal 2024
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All Enquiries

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