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## 3 Eastertoun Gardens

Armadale, EH48 3RH

**Offers over £325,000**



Nestled in a peaceful and sought-after cul-de-sac with similar style properties, this spacious detached bungalow at 3 Eastertoun Gardens, Armadale is a rare gem, perfect for a variety of buyers—especially those looking to downsize or seeking a home that accommodates ease of mobility.



Armadale

Armadale has a good variety of shops within the town with more extensive shopping facilities available in nearby Bathgate and Livingston. A regular bus service runs to and from Edinburgh city centre and the surrounding areas with the property ideally placed for the M8 motorway, which provides for easy access to Glasgow. Armadale also has the added benefit of the newly opened rail link connecting Edinburgh and Glasgow. There are Primary and Secondary schools in Armadale with recreational needs more than adequately catered for by way of golf courses and local swimming pool with the surrounding countryside allowing for leisurely walks.

Description

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Step inside to a bright and welcoming reception hallway that leads into a naturally light and airy lounge, where a stylish fire surround with an electric fire serves as an inviting focal point. The generous breakfasting kitchen boasts ample base and wall units, complementary worktops, a convenient breakfast bar, an induction ceramic hob, and an electric oven, appliances including a dishwasher, washing machine, fridge and freezer.

One of the standout features of this home is the rear conservatory, offering an idyllic space to relax while enjoying views of the south-facing garden.

The bungalow comprises three well-proportioned bedrooms, all with built-in storage. Bedroom 1 enjoys the convenience of an ensuite shower, while Bedroom 2 features elegant French doors leading directly to the garden.

A spacious family bathroom is thoughtfully designed with a corner-style bath and a separate shower unit. Additionally, an inner hallway, leading to the conservatory, doubles as a practical home office space.

Externally, the landscaped rear garden is beautifully laid with low-maintenance artificial grass and includes a paved patio, providing the perfect spot to unwind in the sun-drenched surroundings. A monoblocked driveway offers ample off-street parking, leading to a detached garage for further storage or vehicle space.

Further benefits include gas central heating, double glazing, and excellent storage throughout.

Properties like this rarely stay on the market for long—early viewing is highly recommended to secure this fantastic home in Armadale.

Lounge 17'8" x 12'8" (5.4 x 3.88)

Kitchen 12'9" x 10'2" (3.91 x 3.1)

Conservatory 10'10" x 11'9" (3.32 x 3.6)

Bedroom 1 8'11" x 12'9" (2.72 x 3.9)

Bedroom 2 10'9" x 10'0" (3.3 x 3.06)

Bedroom 3 10'5" x 8'7" (3.2 x 2.62)

Bathroom 9'6" x 9'4" (2.90 x 2.87)

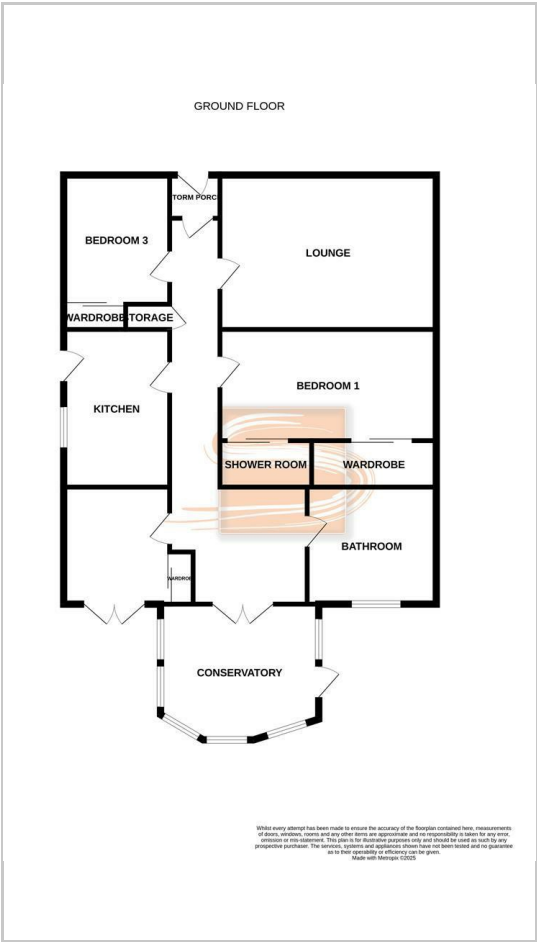
Contact Us

To arrange a viewing or for further details please call 01501 733200 or email [property@sneddons.com](mailto:property@sneddons.com).

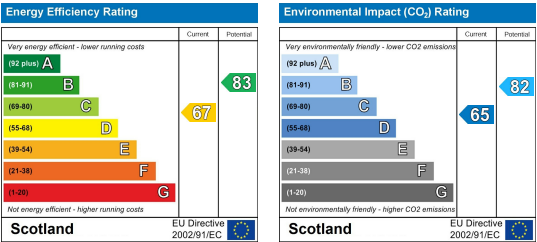
Area Map



Floor Plans



Energy Efficiency Graph



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