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10 Dell Avenue, Armadale, EH48 3NA

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Dell Avenue, Armadale



Bright and spacious, this four-bedroom end-terrace home enjoys a superb location in a popular and peaceful Armadale neighbourhood, close to parks, schools, and amenities.

Externally, the property boasts a gated driveway, an outbuilding, and an expansive rear garden. Whilst inside the well-presented accommodation includes a south-west facing lounge, a sizeable kitchen with rear garden access, four versatile double bedrooms, and a stylish family bathroom.

With Black Moss Nature Park just a short drive along with swift commuter transport links to Edinburgh and Glasgow, 10 Dell Avenue offers families a convenient and comfortable lifestyle.

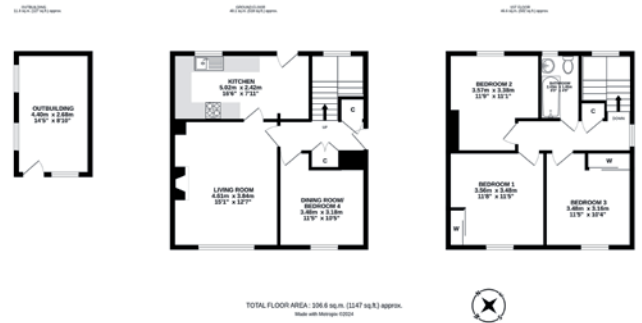
What's special about this house

- Bright four-bedroom end-terrace home with private parking and a large rear garden.
- A bright south-west facing lounge with a large picture window to the front.
- Shaker-style kitchen offering garden access. White wall and floor units, oak effect worktops, and a tiled splashback, an integrated oven, gas hob, and extractor hood.
- South-west-facing principal double bedroom featuring built-in wardrobes.
- Fourth double bedroom currently utilised as a ground floor dining room.
- Design-led contemporary bathroom comprising of a bath with wall-mounted shower, hidden cistern WC, washbasin built into vanity and a chrome towel radiator.
- Enclosed rear garden with paving and lawn. The outbuilding is ideal for garden equipment and furniture storage.
- Gated monoblock driveway.



Location and Amenities

- A popular and quiet residential setting
- Armadale's town centre offers a wide variety of pubs, restaurants, a library, post office, convenience stores, and local retailers
- Ideal commuter location close to the M8 with easy access to Edinburgh (25 miles) and Glasgow (26 miles); the M9 is a short drive away
- Armadale Train Station with regular and swift links to Edinburgh and Glasgow is less than a 10-minute drive
- Edinburgh International Airport is just 17 miles from the property
- Scenic green spaces on the doorstep including Black Moss Nature Reserve and Polkemmet Country Park
- Near to family-friendly recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, Armadale Thistle Football Club, and Armadale Speedway
- Further array of retail and leisure amenities in Bathgate (3 miles)



Dimensions:

Ground Floor –

Living Room	4.61 x 3.84m
Kitchen	5.02 x 2.42m
Dining Room/	
Bedroom 4	3.48 x 3.18m
Outbuilding	4.40 x 2.68m

First Floor –

Bedroom 1	3.56 x 3.48m
Bedroom 2	3.57 x 3.38m
Bedroom 3	3.48 x 3.16m
Bathroom	2.43 x 1.45m

Extras

All flooring covering, light fittings, blinds, curtains are included.

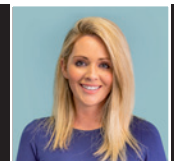
NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

“Spacious four-bedroom end-terrace in Armadale with a gated driveway, large garden, and sunny lounge. Perfect family home.”

Home Report valuation	£150,000
Internal floor area	107m ²
School catchment	Eastertoun and St Anthony's RC Primary School, Armadale and St Kentigern's Academy
Council tax band	Band C
EPC band	Band D
Train station	Armadale (1.7 miles)

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Pioneers in Property



Natasha Fontaine
Property Manager