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69 Birkenshaw Way, Armadale, EH48 3QY

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Birkenshaw Way, Armadale



This well-presented, bright, and spacious three-bedroom terraced home, featuring private gardens and off-street parking, is situated in a popular Armadale location and offers a comfortable lifestyle for a growing or established family.

Spanning two floors, the appealing accommodation includes a dual-aspect lounge that spans the length of the home; a stylish modern kitchen with direct garden access; three tastefully decorated double bedrooms with built-in storage, and a well-appointed contemporary family bathroom.

Minutes from retail and leisure amenities along with green space, schooling, and transport links, it presents a fantastic opportunity.

What's special about this house

- A light-filled dual-aspect lounge spanning the length of the home allowing for a variety of furniture configurations including areas for relaxation and dining.
- A stylish kitchen, accessible from both the hallway and lounge, leading to the rear garden, perfect for sociable entertaining. The kitchen features wood-effect wall and floor cabinetry, paired with a monochrome splashback and smooth grey worktops. Integrated appliances include a hob, extractor hood, and oven.
- Comfortable and bright principal double bedroom featuring built-in wardrobes.
- Well-appointed fully-tiled contemporary bathroom.
- East-facing front garden with a lawn and a delightful aspect over open green space. To the rear the west-facing garden has been thoughtfully designed with a neat lawn bordered by paving.
- Off-street parking is provided for by a detached garage.



Location and Amenities

- In the catchment for Eastertoun and St Anthony RC Primary Schools and Armadale Academy.
- A peaceful and popular location yet within walking distance of local amenities.
- Armadale provides a good selection of shops to meet daily needs, with more choices along with bars, and restaurants available in nearby Livingston (10 miles) and Bathgate (2.8 miles).
- Ideal commuter location close to the M8 with easy access to Edinburgh (25 miles) and Glasgow (27 miles).
- Armadale Railway Station with regular and swift links to Edinburgh and Glasgow is less than a 10-minute drive. There is also a direct bus service to Edinburgh.
- Edinburgh International Airport is just 17 miles away from the property.
- Wood Park, Black Moss Nature Park, Watson Park, and Beecraigs Country Park are just a few of the scenic green spaces to explore.



Dimensions:

Ground Floor –

Lounge/Dining	7.84 x 3.49m
Kitchen	3.59 x 2.91m

First Floor –

Bedroom 1	4.03 x 3.52m
Bedroom 2	3.52 x 2.94m
Bedroom 3	3.11 x 2.43m
Bathroom	1.90 x 1.83m

Extras

All flooring covering, light fittings, blinds, curtains, oven/hob, and washing machine 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.

“Three-bedroom terraced home enjoying an east-west-facing orientation, tasteful interiors, private gardens and off-street parking.”

Home Report valuation	£160,000
Internal floor area	89m ²
School catchment	Eastertoun Primary School and Armadale Academy
Council tax band	Band C
EPC band	Band B
Train station	Armadale (1.8 miles)

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Kirsty Black
Property Manager