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135 Mount Pleasant, Armadale, EH48 3HE

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Mount Pleasant, Armadale



This spacious semi-detached three-bedroom property in a peaceful Armadale location offers a fantastic opportunity for buyers to create a home tailored to their own style.

With a generous layout spanning two floors, the accommodation includes a bright east-facing lounge that flows into an adjoining dining room, as well as a generously sized kitchen with direct access to the large rear garden. Upstairs, three light-filled double bedrooms, each with built-in wardrobes, provide ample space for a growing family, complemented by a family bathroom. The property also benefits from off-street parking, provided by a detached garage and a gated driveway that borders the well-kept front garden.

Conveniently located within walking distance of local schools, amenities, and Black Moss Nature Park, this home is just a short drive from transport links to both Edinburgh and Glasgow, making it an ideal choice for commuters.

What's special about this house

- Spacious and bright semi-detached three-bedroom home with east and west facing gardens, a driveway, and garage.
- East-facing lounge featuring a large picture window overlooking the front garden. Leads into both the kitchen and adjoining dining area to create a seamless flow perfect for family life.
- Comfortable and bright dining room that could also make a delightful family room.
- Spacious kitchen with rear garden access. Now requiring modernisation, it features ample wall and floor units, worktops, and space for freestanding appliances.
- Generously proportioned east-facing principal double bedroom with built-in wardrobes.
- Well-kept front and rear gardens mainly laid to lawn. The large west-facing rear garden combines a lush lawn with mature hedging and paving.
- Gated driveway at the front of the house that can accommodate multiple vehicles.
- The property features a rear entrance with ample space for parking a caravan or other types of vehicles.
- Single detached garage.



Location and Amenities

- Within easy reach of Armadale, and St Anthony's RC Primary Schools, and Armadale Academy.
- 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 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).



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Home Report valuation	£145,000
Internal floor area	115 m ²
School catchment	Armadale and St Anthony's RC Primary Schools, and Armadale Academy
Council tax band	Band B
EPC band	Band D
Train station	Armadale 1.4 miles



Dimensions:

Ground Floor –

Lounge	4.62 x 3.81m
Kitchen	4.96 x 2.38m
Dining Room	3.13 x 3.10m
Garage	5.74 x 3.40m

First Floor –

Bedroom (1)	3.51 x 3.49m
Bedroom (2)	3.55 x 3.17m
Bedroom (3)	3.48 x 3.04m
Bathroom	2.38 x 1.47m

Extras

All flooring coverings, light fittings, blinds, curtains, 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.

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Pioneers in Property



Kirsty Black
Property Manager