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59 Mill Road, Armadale, EH48 3QL

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Mill Road, Armadale

Situated in a popular residential area of Armadale, this substantial three-bedroom bungalow offers a tranquil yet well-connected setting close to local amenities, green space, and schooling. Its generous proportions, expansive gardens, and flexible layout make it an appealing choice for a variety of buyers.

The property boasts a bright and airy interior designed for comfortable living. At its heart is a farmhouse-style kitchen, which flows into a versatile dining room and a well-appointed garden room, providing a seamless connection to the garden. The dining room also leads into a spacious and welcoming lounge, creating an ideal space for both relaxation and entertaining. Three carpeted double bedrooms, two featuring built-in wardrobes, are complemented by a family bathroom. Having only had 2 owners, this is a rare opportunity to buy a substantial home.

Externally, the property enjoys mature front and rear gardens, offering a private and picturesque outdoor space. A sweeping driveway and integral garage provide convenient off-street parking, further enhancing the home's appeal.

What's special about this house

- Substantial bungalow which sits in expansive gardens and boasts light-filled, versatile, and generously proportioned accommodation.
- Bright and airy lounge with a large picture window overlooking the front garden and double doors opening to the adjacent dining room. Tastefully decorated with carpeting, a statement accent wall, and a living flame fireplace it exudes a cosy ambience.
- Warm and inviting dining room that offers flexibility depending on specific needs. Sliding doors lead into a well-appointed garden room and out into the rear garden.
- Light-filled and sizeable garden room boasting panoramic garden views as well as access. Ideal for relaxation, the stylish interior includes wood-effect flooring and ambient lighting.
- Generously proportioned kitchen that allows for dining and connects seamlessly to the garden room and dining room making it ideal for day-to-day living. Farmhouse-style wall and floor units sit alongside complementary wood-effect worktops and a tiled green splashback. Integrated appliances include an extractor hood, hob, and oven.
- Well-kept and expansive mature front and rear gardens consisting of a lush lawn, established trees, and hedging, offering a private and peaceful setting.
- Sweeping driveway and garage
- Wonderful views to the North as far as the Ochil Hills
- The property has significant expansion potential with space to go into the loft









Location and Amenities

- Within walking distance to Eastertoun Primary School and Armadale Academy
- A popular 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)

“Substantial three-bedroom bungalow with expansive gardens and a flexible layout in a tranquil yet well-connected Armadale location.”

Home Report valuation	£ 345,000
Internal floor area	143.8 m ²
School catchment	Eastertoun Primary School and Armadale Academy
EPC Rating	Band C
Council tax band	Band F
Train station	Armadale Railway Station

Extras

All floor coverings (except loose laid rugs), all fixed light fittings, all curtains, integrated oven/hob, dishwasher, washing machine and garage workbench are included

Ground Floor



Dimensions

Ground Floor	
Kitchen	4.39m x 3.17m
Dining Room	3.64m x 3.18m
Lounge	5.47m x 3.61m
Bedroom (1)	3.64m x 3.17m
Bedroom (2)	3.63m x 3.16m
Bedroom (3)	3.47m x 3.18m
Family Bathroom	3.14m x 2.25m
Garden Room	4.83m x 2.77m
Garage	7.80m x 2.95m

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

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.