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24 Drove Road, Armadale, EH48 3NP

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Drove Road, Armadale



Beautifully presented with stylish contemporary interiors, this bright and airy three-bedroom semi-detached home in Armadale offers a wonderful lifestyle, ideal for growing and established families.

Surrounded by front and rear gardens, the ground floor layout features a light-filled dual-aspect living room that extends the length of the home, providing ample space for relaxation and dining; a modern, spacious kitchen with direct access to the rear garden, and a luxurious shower room. Upstairs, three comfortable carpeted double bedrooms offer versatile living options, with one currently serving as a peaceful home office.

Enhanced by private parking and designed with comfort in mind, this home just minutes from local schools and amenities presents a superb opportunity.

What's special about this house

- Beautifully presented three-bedroom semi-detached Armadale home with front and rear gardens and off-street parking.
- Dual-aspect light-filled living room that enjoys an elegant contemporary décor including wood-inspired flooring, a vertical radiator, a bespoke media wall, and built-in shelving. Spanning the length of the property it allows for a variety of furniture configurations including dining.
- Well-designed and spacious L-shaped modern kitchen opening to the garden and showcasing grey wall and floor units, white marble-effect worktops, and integrated appliances including a gas hob, extractor hood, and oven.
- South-facing principal double bedroom adorned with plush carpeting, decorative wall-panelling, built-in wardrobes, and a crisp neutral décor.
- Private parking for one vehicle accessed from the rear.
- A variety of amenities available in Armadale and Bathgate.



Location and Amenities

- Less than a twenty-minute walk from 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
- Further array of retail and leisure amenities in Bathgate (2.5 miles)



Dimensions:

Ground Floor

Living Room	6.18 x 3.15m
Kitchen/Dining	4.44 x 2.96m
Shower Room	2.01 x 1.66m

First Floor

Bedroom 1	4.54 x 2.73m
Bedroom 2	3.68 x 3.35m
Bedroom 3	3.74 x 2.74m

Extras

All floor coverings, oven/hob and garden hut are included.

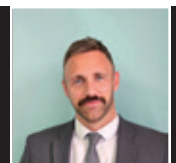
NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

“Stylish and airy three-bedroom semi-detached home in Armadale, perfect for family living.”

Home Report valuation	£185,000
Internal floor area	49.9 m ²
School catchment	Eastertoun Primary School & Armadale Academy
Council tax band	Band B
EPC band	Band C
Train station	Armadale 1.7 miles

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Pioneers in Property



Steven Irvine
Property Manager

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.