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28



Station Road, South Park House, Armadale, EH48 3LH

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# 28



## Station Road, Armadale

Masterfully renovated to an extremely high standard with a focus on family and social life, this stunning four bedroom period home is ready for you to move in. Set back from the road and approached via a driveway surrounded by mature trees and shrubs, South Park House welcomes you through the enclosed tiled front porch, with original stained glass windows, into the spacious reception hall. This beautiful and traditional entrance leads to the stunning, modern left wing of the home. Here, the full depth of the house from front to rear is dedicated to a brand new open plan kitchen, dining and family area. It's a dream layout for anyone who loves to entertain and socialise at home with friends and family. On the other side of the reception hall are two further rooms, with generous proportions and high ceilings of the period. The lounge enjoys a bay window to the front and retains its striking original feature fireplace. The other large room on this floor is softly carpeted and could be used as a bedroom or other use to suit your lifestyle. There is also a downstairs WC.

Upstairs, the large landing gives access to three bedrooms. The master is a luxurious king-sized retreat with a commanding view to the front, all the way over to the Pentland Hills. The brand new en-suite features a large walk-in shower and rainhead shower. Two further double bedrooms both retain their original built-in cupboards, whilst the large four-piece family bathroom has been fitted with elegant claw-foot bath.

### *What's special about this house*

- Spacious period home newly renovated throughout to an extremely high standard, retaining original features.
- Four double bedrooms, master with en-suite, offering flexible family accommodation.
- Stunning modern open plan high-specification kitchen/dining room
- Secluded plot in a very well-connected area
- South-facing back garden with mature shrubs, lawn and paved patio
- Solar panels
- Off street parking on driveway and garage with remote controlled electric door
- Close proximity to the motorway and rail network for fast access to Glasgow and Edinburgh

















## Location and Amenities

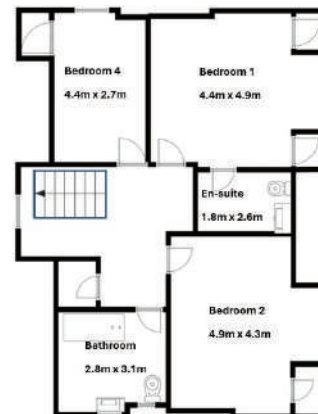
- The town of Armadale offers all amenities including school, doctors surgery, gym/pool, bars, takeaways and plenty of social and sports clubs.
- Close proximity to the M8 motorway giving easy access to Edinburgh (24 miles) and Glasgow (26 miles)
- Mainline rail connections from Armadale station (0.5 miles)
- National and international flights from Edinburgh
- Polkemmet Country Park is a short drive away, as well as West Lothian's other country parks
- Extensive retail opportunities including a Designer Outlet in the nearby town of Livingston

*“South Park House is where all the highly desirable features of a period home meld perfectly with a quintessentially modern living space”*

Home Report valuation	£475,000
Internal floor area	195m <sup>2</sup>
School catchment	Armadale Primary School Armadale Academy
EPC Rating	Band C
Council tax band	Band C
Train station	Armadale

### Extras

All floor covering, all light fittings, oven/hob, dishwasher, and fridge/freezer are included



### Dimensions

#### Ground Floor

Living Room	4.2m x 5.9m
Kitchen	4.3m x 4.2m
Dining Room	5.2m x 4.2m
Family Room	2.9m x 4m
Utility	1.2m x 3.2m
Bedroom 3	4.2m x 3.6m
WC	1.2m x 2.1m
Garage	2.9m x 5.7m

#### First Floor

Bedroom 1	4.4m x 4.9m
En-suite	1.8m x 2.6m
Bedroom 2	4.9m x 4.3m
Bedroom 4	4.4m x 2.7m
Bathroom	2.8m x 3.1m

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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Kirsty Black  
Property Manager

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