

Turpie
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72



West Main Street, Armadale, EH48 3QA

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West Main Street, Armadale



Immaculately presented in turn-key condition, this four-bedroom semi-detached home in the heart of Armadale showcases meticulous attention to detail, high-spec finishes, and an impressive interior design.

Carefully considered to offer the best in modern family living, the home is arranged over two floors. The basement level features a dual-aspect lounge spanning the full length of the property, opening onto the garden; a sleek, contemporary kitchen with garden access; and a high-quality shower room. Upstairs, four light-filled double bedrooms are finished with plush carpeting and a soft neutral palette, with the principal bedroom enjoying a luxurious en-suite shower room. A stylish family bathroom completes the accommodation.

Perfectly positioned just minutes from local schools, amenities, and open green spaces, 72 West Main Street offers convenience and contemporary comfort.

What's special about this house

- Immaculately presented four-bedroom semi-detached home in the heart of Armadale.
- Generously proportioned dual-aspect lounge spanning the length of the property and opening to the rear garden. Ambient lighting, wood-inspired flooring, vertical radiators, and a neutral colour palette create a sophisticated ambience, ideal for relaxation and entertaining.
- Sleek contemporary kitchen leading to the rear garden and featuring gloss white handleless wall and floor units, wood-effect worktops and splashback, and high-spec integrated appliances that include an oven, slanted extractor hood, and hob.
- Spacious principal double bedroom with plush carpeting, a Juliet balcony overlooking the rear garden and a luxurious en-suite shower room finished in a soothing grey and white palette and equipped with a hidden cistern WC and washbasin built into vanity.
- Rear garden with a lawn and mature planting.
- Driveway that leads to a large rear parking area.
- A variety of amenities available in both Armadale and Bathgate.



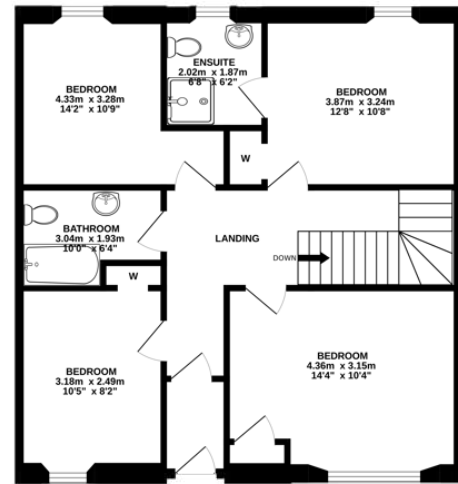
Location and Amenities

- Within walking distance of 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.

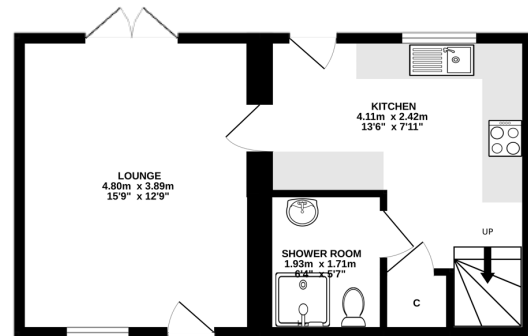
Extras

All floor coverings, all light fittings (some light fittings don't have bulbs), oven/hob, washing machine and fridge/freezer are included

Home Report valuation	£225,000
Internal floor area	111m ²
School catchment	Eastertoun Primary School Armadale Academy
Council tax band	C
EPC Rating	E
Train station	Armadale 1.3 miles



BASEMENT LEVEL



Dimensions

Basement level

Kitchen/Dining	4.11 x 2.42m
Lounge	4.80 x 3.89m
Shower Room	1.93 x 1.71m

Ground Floor

Bedroom 1	3.87 x 3.24m
Ensuite	2.02 x 1.87m
Bedroom 2	4.36 x 3.15m
Bedroom 3	4.33 x 3.28m
Bedroom 4	3.18 x 2.49m
Bathroom	3.04 x 1.93m

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

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.