

Turpie
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Honeyman Court, Armadale, EH48 3RF

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Honeyman Court, Armadale



Spacious and bright this appealing two-bedroom semi-detached home enjoys a convenient location within easy reach of Armadale's amenities, schools, and transport links, making it an attractive option for a wide range of buyers from young families and first-time buyers, to those looking to downsize.

Set within neat front and rear gardens and boasting off-street parking, the property features a light-filled living room, a south-west-facing kitchen with an adjoining utility room and direct garden access, two generous double bedrooms, and a wet room.

Lying within an established residential area, this property presents a fantastic opportunity for a peaceful and relaxed lifestyle.

What's special about this house

- A spacious and bright two-bedroom semi-detached home with gardens and off-street parking.
- Generously proportioned living room with a large picture window to the front flooding the space with plentiful natural light. Plush carpeting and a fireplace create a warm and inviting ambience.
- Kitchen showcasing shaker-style wall and floor units, black worktops, a tiled splashback and integrated appliances that include a gas hob, oven, and extractor hood. An adjacent and sizeable utility with garden access provides additional storage along with space for appliances.
- South-west-facing, comfortable principal double bedroom overlooking the rear garden.
- Neat partially lawned front garden and an enclosed well-kept rear garden featuring an artificial lawn bordered by paving, a peaceful al fresco retreat. Gardeners will love the inclusion of a greenhouse.
- Driveway and garage.
- Popular residential location close to schooling, amenities, and transport links.
- A variety of amenities available in both Armadale and Bathgate.

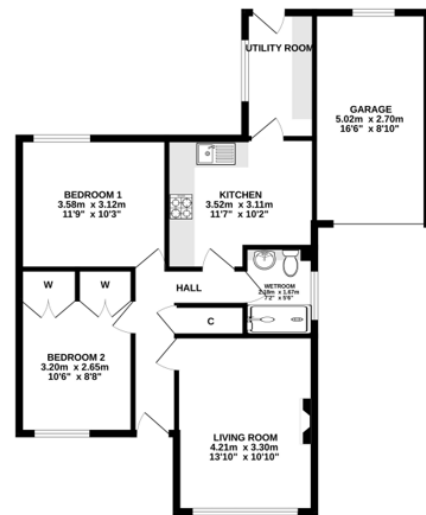


Location and Amenities

- Within easy reach of Eastertoun Primary School and Armadale Academy
- A popular residential setting
- Armadale's town centre offers a wide variety of pubs, restaurants, a post office, convenience stores, and local retailers
- Ideal commuter location close to the M8 with easy access to Edinburgh (28 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 within easy reach include Blawhorn 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

"Spacious and bright, this appealing two-bedroom semi-detached home enjoys a convenient location within easy reach of Armadale's amenities, schools, and transport links"

Home Report valuation	£200,000
Internal floor area	74m ²
School catchment	Eastertoun Primary School Armadale Academy
Council tax band	C
EPC Rating	D
Train station	Armadale Train Station



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. Made with Metropix © 2025

Dimensions

Living Room	4.21 x 3.30m
Kitchen	3.52 x 3.11m
Utility Room	1.66 x 3.01m
Bedroom 1	3.58 x 3.12m
Bedroom 2	3.20 x 2.65m
Wet Room	2.18 x 1.67m
Garage	5.02 x 2.70m

Extra's

All floor coverings, all light fittings, all blinds, oven/hob, garden hut, garden furniture and green house are included

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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.