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Old Golf Course Road, Armadale, EH48 2TA

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Old Golf Course Road, Armadale

Carefully considered for modern family living, this impressive four-bedroom detached home offers a spacious and versatile layout complemented by stylish contemporary interiors and high-quality finishes throughout.

Further enhancing its appeal, this turn-key property boasts an enclosed rear garden featuring a desirable garden room, an ideal setting for relaxing or entertaining family and friends. The home also offers a private driveway with EV charger and garage providing convenient off-street parking.

Arranged over two floors, the accommodation comprises a large living room with French doors opening to the garden, a sleek contemporary kitchen with an adjoining dining room, four well-proportioned double bedrooms (including one with an en-suite shower room), a guest WC, and a luxurious family shower room.

Lying within a sought-after development in a no through road, and with easy access to local schools, amenities, and transport links, this is a fantastic opportunity for growing and established families.

What's special about this house

- An impressive four-bedroom detached home with a spacious and versatile layout, stylish contemporary interiors and high-quality finishes.
- Bright living room with elegant west-facing French doors opening to the garden for seamless indoor-outdoor flow.
- Contemporary kitchen featuring gloss cabinetry, red acrylic splashback, quality worktops, and high-spec integrated appliances.
- Versatile dining room overlooking the front garden and connecting directly to the kitchen.
- Luxurious principal bedroom with built-in wardrobes and an elegant en-suite shower room.
- Beautifully landscaped gardens with a neat front lawn and a rear garden featuring raised decking, artificial lawn, and outdoor storage.
- Spacious garden room (311 sq. ft.) with French doors, a bespoke bar, and media wall — ideal for entertaining or relaxing year-round.
- Driveway and integral garage complete with EV charging point.
- Popular residential setting close to schools, amenities, and transport links.









Location and Amenities

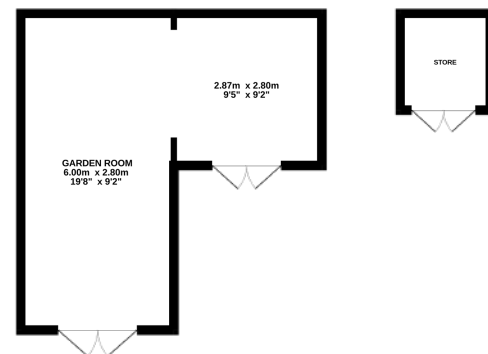
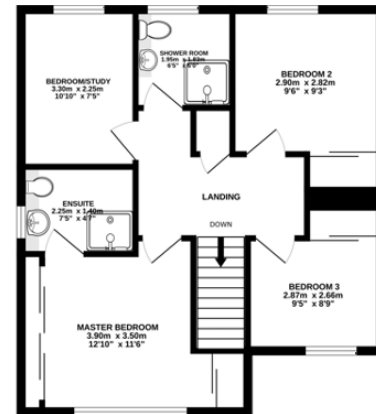
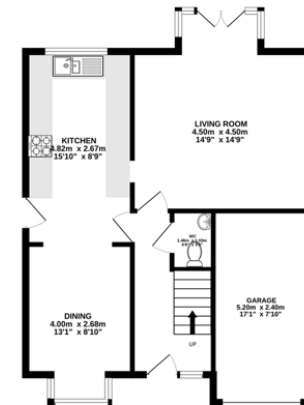
- Within easy reach of Armadale Primary School and Armadale Academy
- A sought-after residential development
- Armadale's town centre offers a wide variety of pubs, restaurants, a post office, convenience stores, and local retailers
- Ideal commuter location close to the M8 with easy access to Edinburgh (25 miles) and Glasgow (28 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 away
- 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
- Further array of retail and leisure amenities in Bathgate (1.9 miles)

"A beautifully finished, turn-key four-bedroom home designed for modern family living, offering spacious interiors, and a garden with spacious garden room"

Home Report valuation	£310,000
Internal floor area	143m ²
School catchment	Armadale Primary School Armadale Academy
EPC Rating	C
Council tax band	E
Train station	Armadale Train Station

Extras

All floor coverings, all light fittings, all blinds, all curtains, oven/hob, integrated dishwasher, washing machine, tumble dryer, fridge/freezer, fridge in the outhouse, freezer, garden hut, and hot tub are included



Dimensions

Ground Floor

Living Room	4.50 x 4.50m
Kitchen	4.82 x 2.67m
Dining Room	4.00 x 2.68m
WC	1.46 x 1.03m
Garage	5.20 x 2.40m

First Floor

Master Bedroom	3.90 x 3.50m
Ensuite	2.25 x 1.40m
Bedroom 2	2.90 x 2.82m
Bedroom 3	2.87 x 2.66m
Bedroom 4/Study	3.30 x 2.25m
Shower Room	1.95 x 1.83m

Outbuildings

Garden Room	6.00 x 2.80m
	2.87 x 2.80m

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.