



9 Robertson Gardens

Armadale

Set within a substantial corner plot in the popular Robertson Gardens development in Armadale, this impressive four double bedroom property offers generous proportions throughout and presents an excellent blank canvas for its next owner, with a neutral yet stylish interior that is ready to be personalised.

The property is approached by a broad monoblock driveway providing ample off street parking and access to the integral garage, while neatly maintained lawns extend across the front and side, immediately highlighting the additional space afforded by the corner position.

On entering, a bright and welcoming reception hallway creates an excellent first impression, with warm timber flooring, crisp neutral décor and a carpeted staircase rising to the upper level. The hallway provides a natural central route through the ground floor and introduces the fresh, understated presentation found throughout the home.

The main lounge is particularly generous in scale, creating a wonderfully versatile living space with plenty of room for substantial furniture arrangements. Soft grey carpeting and neutral walls maintain the fresh finish, while a front facing large window allows natural light to fill the room.

From the lounge, the layout continues into a separate dining room, another well proportioned space which could comfortably accommodate a large dining table and party of ten. While ensuring plenty space for additional furniture, making it ideal for both everyday family life and entertaining. French doors lead directly from the dining room into the bright garden room, creating an attractive flow between the main living spaces and the rear garden.

Surrounded by extensive glazing, the garden conservatory room enjoys an abundance of natural light and provides a lovely additional sitting area with pleasant views across the enclosed garden. Glazed doors give direct access to the patio, making this an especially appealing space during the warmer months. This flexible space can be used as an additional lounge, children's play space or home office.

The kitchen is spacious, practical and well arranged, with an excellent selection of contemporary fitted cabinetry, extensive timber work surfaces and tiled flooring, complemented by integrated cooking appliances and a gas hob with extractor above. Windows positioned around the kitchen bring in further natural light, while there is ample space for informal dining, giving the room a comfortable everyday feel in addition to the more formal dining room.



Adjoining the kitchen is a useful utility room, continuing the same clean, neutral finish with additional fitted storage and work surfaces, a sink and dedicated space for laundry appliances, helping to keep the main kitchen uncluttered and providing valuable additional functionality.

Completing the downstairs layout is a stylish WC, finished with attractive grey and white wall tiling, timber flooring, a modern vanity unit, contemporary black fittings, a statement circular mirror and a chrome heated towel rail.

The upper level continues the bright, neutral and stylish presentation, with a spacious central landing providing access to all four double bedrooms and the family bathroom. Soft grey carpeting and crisp décor create a consistent sense of flow throughout.

The principal bedroom is an impressive double room with excellent proportions, comfortably accommodating a king size bed while offering ample space for freestanding furniture. A large window brings in plenty of natural light, while a contemporary vertical radiator adds a smart finishing touch. This room also benefits from its own modern en suite shower room, finished in attractive grey tones with a generous glazed shower enclosure, vanity unit with integrated basin, WC, illuminated mirror and contemporary fittings.

The remaining three bedrooms continue the generous proportions expected of a true four double bedroom home, each offering excellent flexibility for family members, guests or those requiring dedicated home working space. One bedroom benefits from fitted wardrobes providing excellent storage while retaining plenty of floor space, while another showcases extensive fitted wardrobes, demonstrating the versatility available to a new owner. The fourth bedroom is another bright and well proportioned room with neutral carpeting and fresh décor, allowing each bedroom to provide an attractive blank canvas ready for individual styling.

Serving the bedrooms is the family bathroom, finished in a contemporary neutral palette and comprising a full sized bath, WC and vanity unit with integrated wash basin, complemented by modern wall finishes, an illuminated mirror and natural light from the window.



Externally, the substantial corner plot is a particularly appealing feature of the property, providing generous outdoor space around the home and a larger footprint than is often found within modern developments. To the rear, the enclosed garden has been thoughtfully arranged into practical and easily maintained sections, with a generous lawn providing plenty of space for children, pets and everyday family enjoyment.

Paved pathways and patio areas provide excellent options for outdoor dining and entertaining, while a raised timber deck creates a further dedicated seating area and an ideal setting for garden furniture during the warmer months. Timber fencing provides a good degree of enclosure and privacy, with additional outdoor storage provided by a substantial garden shed.

Together with the broad driveway, integral garage and attractive front and side gardens, the outside space makes excellent use of the desirable corner position and completes a spacious, versatile and beautifully presented four double bedroom home that offers an appealing neutral foundation and considerable opportunity for its next owner to make it entirely their own.

Home Report Value- £340,000

EPC - C

Council Tax Band - E

Square Ft- 1593/ 148m²

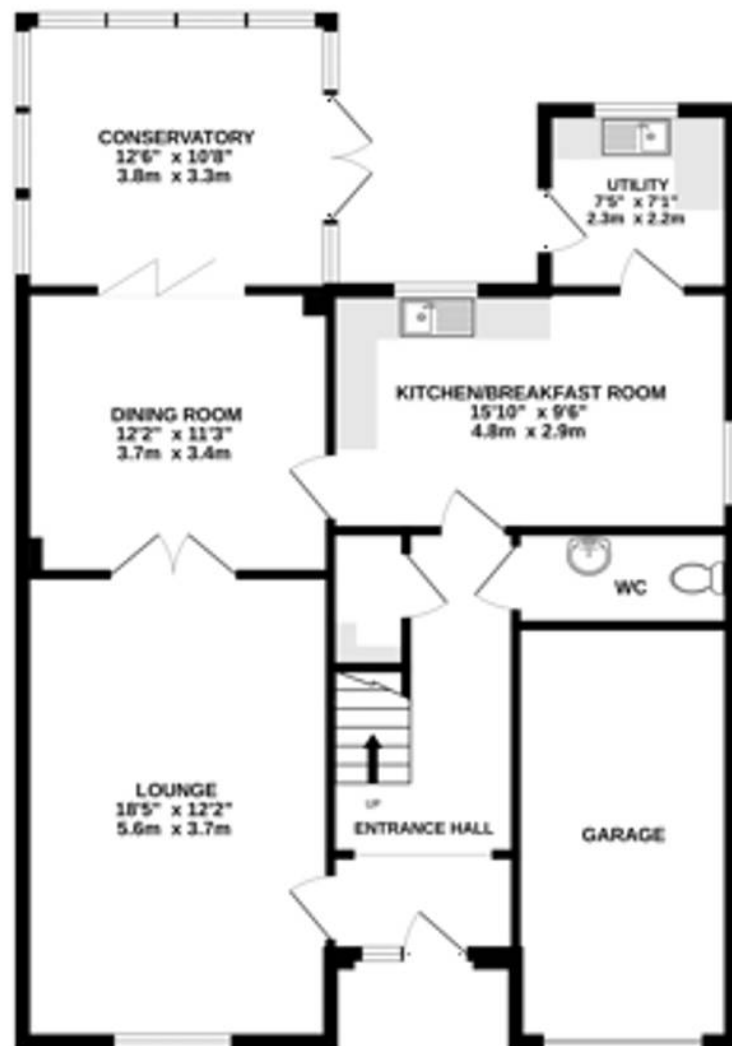
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- Four Spacious Bedrooms
- Neutral Blank Canvas
- Corner Plot With Large Driveway & Garage
- Expansive Landscaped Rear Garden

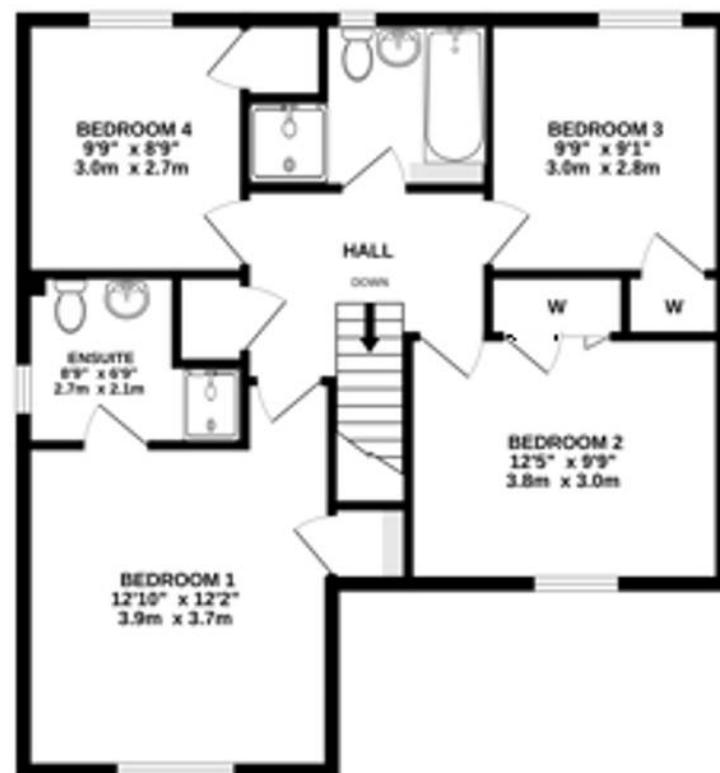




GROUND FLOOR



1ST FLOOR



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