



REMAX
Property

90 Gillespie Place, Armadale, EH48 2JT

Offers Over £242,000



Stunning Contemporary Home on a Prime Corner Plot – Not to Be Missed!

Lauren Beresford and RE/MAX Property are delighted to present to the market this three Bedroom Home located in Gillespie Place, Armadale, EH48 2JT. Comprising of: Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms, Ensuite and Newly Fitted Shower Room. This property benefits from gas central heating, double glazing, Garage and two-car monoblock driveway.

Armadale is a traditional town which has benefited from extensive development over the past years with a newly opened train station which delivers a frequent and timely service directly to Edinburgh and Glasgow as well as the close proximity to the M8 making this location perfect for commuting.

Armadale high street offers a full range of shops, Asda supermarket, post office, financial services, bars, restaurants, swimming pool and a golf course. With Pre/Primary and Secondary schooling all within the town.

Online Booking For Viewings & Home Report Downloads On RE/MAX Website

Freehold Tenure

Council Tax Band E

Factor fees with Greenbelt £160 per annum

Entrance Hall 8' 9" x 3' 10" (2.66m x 1.16m)

Inviting entrance hall with WC to the left handside, access to the Lounge and staircase to the upper level. There is one downlight, painted walls, one radiator and Herringbone flooring.

WC 6' 1" x 2' 8" (1.85m x 0.81m)

WC located at the entrance with toilet and wash hand basin. There is a feature wallpapered wall along with painted walls, tiles at the sink, front facing opaque window, radiator and Herringbone flooring.

Lounge 15' 1" x 13' 2" (4.60m x 4.01m)

4.60m x 4.01m Accessed via black internal door, this well-presented living room offers a spacious and modern feel. Herringbone flooring runs throughout, complemented by fresh white walls. There is one central light fitting, front facing window, one radiator, built-in storage cupboard and open access through to the dining area, creating a natural flow ideal for everyday living and entertaining.

Dining Room 9' 0" x 7' 8" (2.75m x 2.34m)

Dining area is accessed from the Lounge and leads to the Kitchen. The space has a low hanging light feature, painted walls, French doors leading to the Rear Garden, one radiator and Herringbone flooring.

Kitchen 9' 0" x 8' 11" (2.75m x 2.73m)

Modern fitted Kitchen comprising of: wall and base units, wooden worktops, pull out extractor, composite one and a half sink with mixer tap, space for white goods, integrated electric hob, integrated oven, and integrated boiler. There is one central light fitting, painted and tile splashback walls, rear facing window, rear door and Herringbone flooring.



Upper Hall 9' 1" x 6' 9" (2.77m x 2.07m)

Upper Hall giving access to three Bedrooms, Ensuite, Shower Room, attic and built-in cupboard space. There is spotlighting, painted walls, side facing window, one radiator and carpet flooring.

Primary Bedroom 11' 6" x 9' 2" (3.50m x 2.80m)

Beautifully presented Primary Bedroom featuring one central light fitting, two low hanging bedside lights, painted walls with panelled feature wall, built-in cupboard space, one radiator and carpet flooring.

Ensuite 4' 0" x 4' 0" (1.22m x 1.22m)

Modern Ensuite with shower cubicle, electric shower, and vanity unit with sink and toilet. There is one downlight, grey wet wall panels, painted walls, extractor fan, one radiator and vinyl flooring.

Second Bedroom 10' 8" x 9' 1" (3.24m x 2.76m)

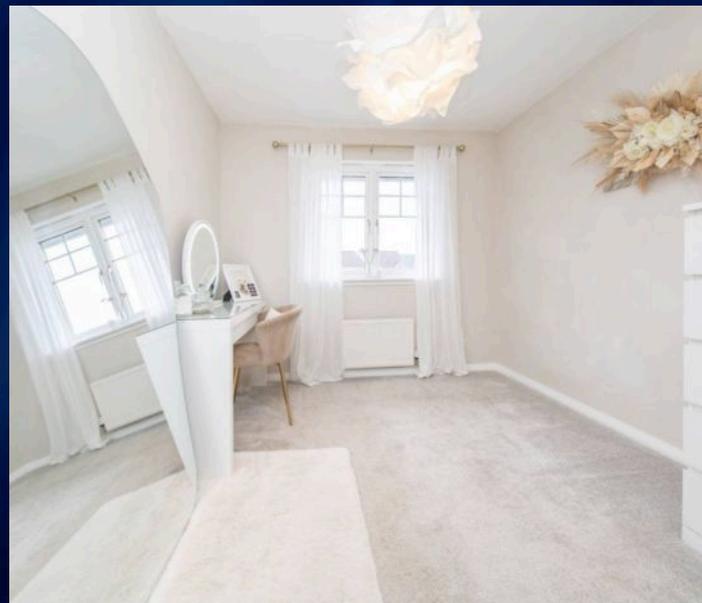
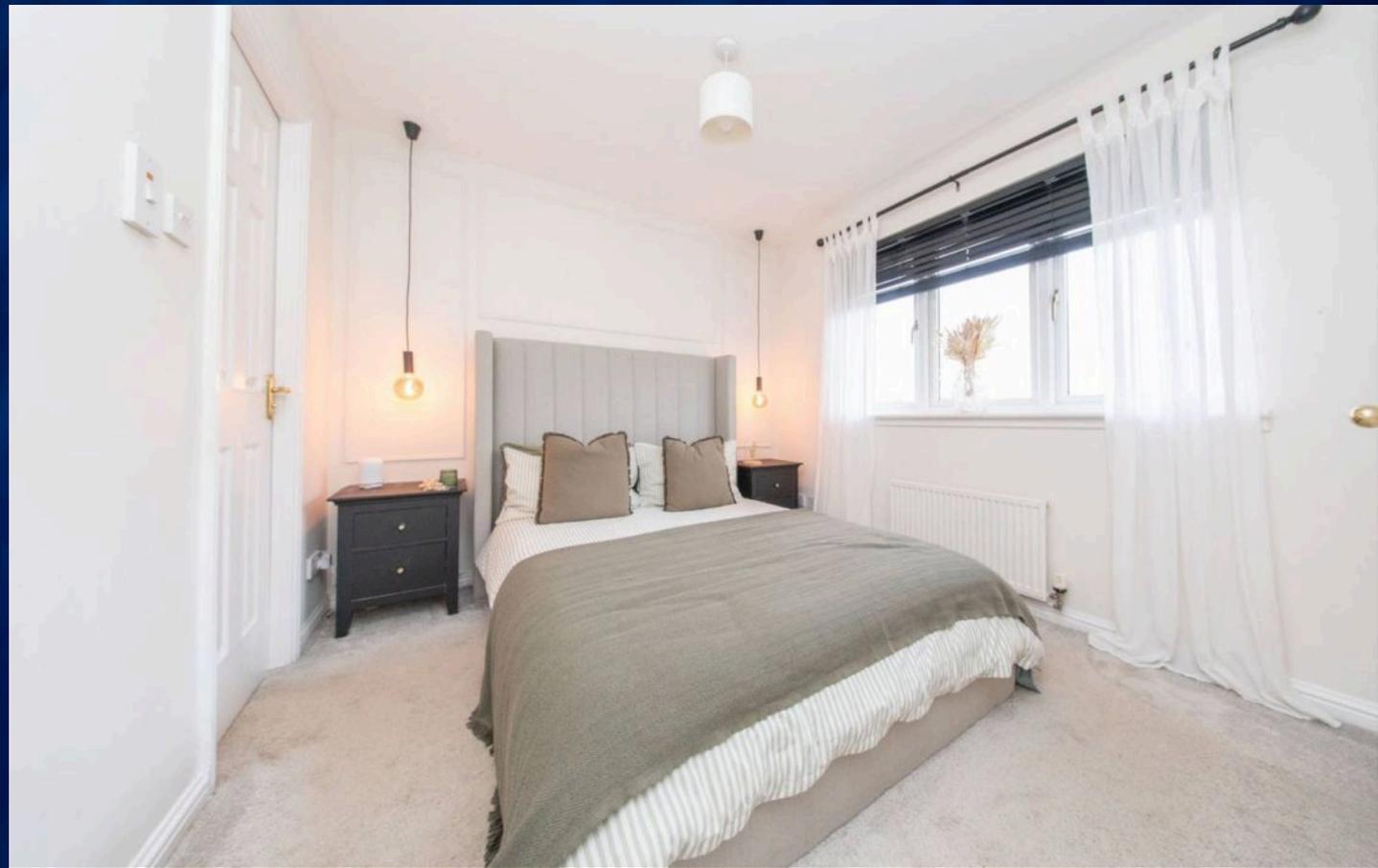
Second Bedroom with one central light fitting, painted walls, front facing window, space for storage, built-in cupboard, one radiator and carpet flooring. This space is ideal as a bedroom, dressing room or dedicated workspace.

Bedroom Three 8' 11" x 8' 10" (2.73m x 2.69m)

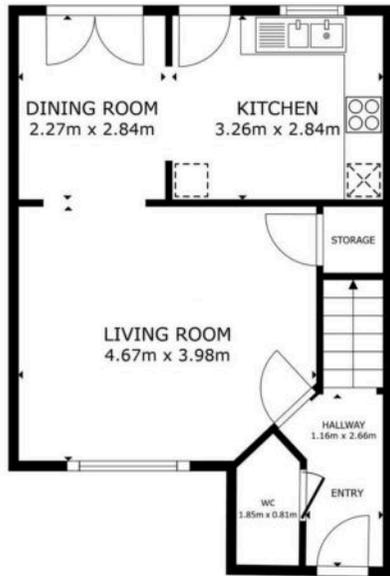
A stylish and versatile Bedroom currently set up as a home office. Featuring rich forest green walls with a striking wood panelled feature wall. The room has one central light fitting, front facing window, built-in cupboard for storage, one radiator and Herringbone flooring.

Shower Room 6' 6" x 5' 6" (1.98m x 1.68m)

Newly fitted Shower Room featuring a walk-in Shower with rainfall shower system, sink vanity and toilet vanity; all with matte black fittings. There is spotlighting, neutral tiled walls with black trim, rear facing opaque window, LED mirror, stylish towel radiator and neutral tiled flooring.







FLOOR 1



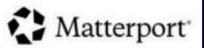
GROSS INTERNAL AREA
FLOOR 1 42.3 m² FLOOR 2 38.4 m²
TOTAL: 80.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 42.3 m² FLOOR 2 38.4 m²
TOTAL: 80.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





REMAX Property

Remax Property, Remax House - EH54 6TS

01506 418555 • livingston@remax-scotland.homes

www.remax-scotland.net/estate-agents/livingston/property-for-sale/property/any-bed/all-location



Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.