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19 Dalyell Place

Armadale, Bathgate, EH48 2QB

Offers over £300,000



Welcome to Dalyell Place, Armadale — a beautifully presented four-bedroom detached family home offering modern style, flexible living, and true walk-in comfort. Set on a substantial plot within a highly sought-after residential locale, the property is ideally positioned for Armadale's train station, local amenities, and excellent transport links.

- 4 Double Bedrooms
- Master En Suite Shower
- Bedroom on Lower Level with En suite WC
- Large Garden



Description

Welcome to Dalyell Place, Armadale — a beautifully presented four-bedroom detached family home offering modern style, flexible living, and true walk-in comfort. Set on a substantial plot within a highly sought-after residential locale, the property is ideally positioned for Armadale's train station, local amenities, and excellent transport links.

The home opens into a bright and welcoming hallway, setting the tone for the quality found throughout. The modern lounge offers a comfortable and stylish space for everyday living, while the impressive kitchen/dining room provides the perfect hub for family life. The kitchen features a range of contemporary base and wall units, complementary worktops, a ceramic hob with electric oven, and integrated appliances including fridge, freezer, washing machine, and dishwasher. A feature panelled wall adds character and warmth to the space. The dining area enjoys French doors leading directly to the rear garden, creating a seamless indoor-outdoor flow.

A standout feature of this home is the high-quality garage conversion, now forming a generous double bedroom with its own en-suite WC — ideal for guests, extended family, or multi-generational living.

Upstairs, the property offers three further double bedrooms, including a spacious master bedroom with two built-in wardrobes and a stylish en-suite shower room. The family bathroom is finished to a high standard and features a luxurious stand-alone bath, perfect for unwinding.

Externally, the home boasts a large west-facing rear garden with decking and lawn — an ideal setting for relaxing, entertaining, or enjoying the afternoon sun. To the front, a spacious driveway provides excellent off-street parking.

Presented to the market in true walk-in condition, the property further benefits from gas central heating, double glazing, and good storage throughout.

Viewing is essential to fully appreciate the style, space, and quality this exceptional family home has to offer.

Armadale

Armadale has a good variety of shops within the town with more extensive shopping facilities available in nearby Bathgate and Livingston. A regular bus service runs to and from Edinburgh city centre and the surrounding areas with the property ideally placed for the M8 motorway, which provides for easy access to Glasgow. Armadale also has the added benefit of the newly opened rail link connecting Edinburgh and Glasgow. There are Primary and Secondary schools in Armadale with recreational needs more than adequately catered for by way of local swimming pool with the surrounding countryside allowing for leisurely walks.

Lounge 17'0" x 10'3" (5.2 x 3.14)

Kitchen Diner 8'8" x 16'11" (2.66 x 5.18)

4th Bedroom / 2nd Lounge 14'5" x 9'1" (4.4 x 2.77)

En Suite WC 3'6" x 6'9" (1.09 x 2.06)

Master Bedroom 12'9" x 9'3" (3.9 x 2.84)

En Suite Shower 4'10" x 9'2" (1.48 x 2.8)

Bedroom 2 13'4" x 10'0" (4.08 x 3.06)

Bedroom 3 11'4" x 9'4" (3.47 x 2.85)

Bathroom 6'5" x 7'2" (1.96 x 2.2)

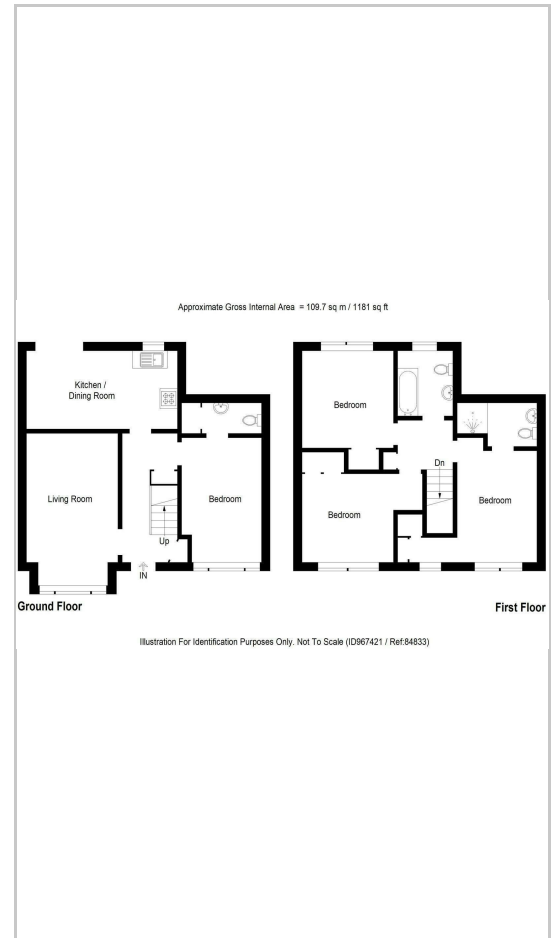
Contact Us

To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

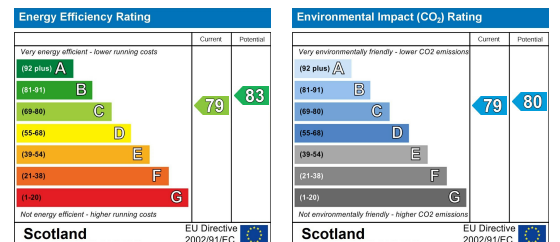
Area Map



Floor Plans



Energy Efficiency Graph



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