Turpie &Co



Glencroft, Woodend, Armadale, EH48 3AP

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Glencroft, Woodend



Enjoying a beautiful semi-rural setting with open countryside views, Glencroft is a charming three-bedroom detached bungalow offering spacious and versatile accommodation, all conveniently arranged over one level.

The accommodation comprises a welcoming entrance hallway, a generously proportioned lounge and dining room providing a wonderful space for both relaxing and entertaining, and a separate kitchen. A conservatory offers an additional seating area from which to appreciate the surrounding countryside, with access to a substantial balcony, thoughtfully added to make the most of the property's attractive outlook.

Externally, the property enjoys a wonderful semi-rural setting, with garden grounds providing an opportunity to relax and enjoy the peaceful surroundings. The open countryside outlook creates a lovely sense of space and tranquillity, making this an appealing setting for those looking to embrace a quieter pace of life whilst remaining within easy reach of local amenities.

What's special about this house

• Charming three-bedroom bungalow enjoying a beautiful semi-rural setting with open countryside views and a wonderful sense of peace and tranquillity.
• A generously proportioned lounge and dining room providing an inviting space for relaxing, entertaining and spending time with family and friends.
• A separate kitchen offering a practical and functional space for everyday cooking, with ample worktop space and storage.
• Conservatory offering additional living space, with access to an impressive balcony designed to make the most of the surrounding countryside views.
• Three spacious bedrooms, the master with access to the balcony and enjoying the surrounding views.
• Peaceful countryside setting whilst remaining conveniently positioned for access to Armadale, Bathgate and the wider West Lothian area.
• The property benefits from private off-street parking, providing convenient and practical parking.















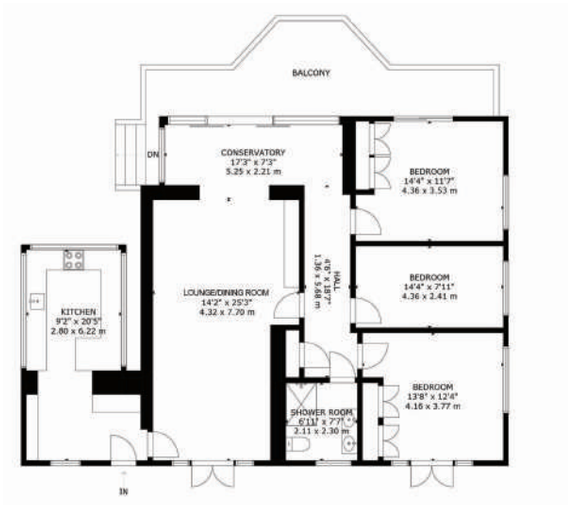


Location and Amenities

• Enjoying a peaceful semi-rural setting in Woodend, with beautiful open countryside views and a wonderful sense of space and tranquillity.
• The town of Armadale offers a good selection of everyday amenities, including supermarkets, independent shops, cafés, restaurants and local schools.
• Armadale Railway Station provides regular services to both Edinburgh and Glasgow.
• Conveniently positioned for access to the M8 motorway, providing excellent road connections to Edinburgh, Glasgow and across central Scotland.
• Edinburgh Airport is also within easy reach, providing convenient access to a wide range of domestic and international destinations.
• The surrounding area offers excellent opportunities for outdoor recreation, with nearby Polkemmet Country Park providing scenic woodland walks, cycling routes and green spaces to explore.

"A charming countryside bungalow offering spacious single-level living, beautiful open views and a peaceful semi-rural setting, all within easy reach of local amenities and excellent transport links."

Home Report valuation	£380,000
Internal floor area	124m2
School catchment	Eastertoun Primary School Armadale Academy
Council tax band	Band D
EPC rating	Band E
Train station	Armadale





Dimensions

Lounge/Dining Room	4.32 x 7.70m
Conservatory	5.25 x 2.21m
Kitchen	2.80 x 6.22m
Bedroom	4.36 x 3.53m
Bedroom	4.16 x 3.77m
Bedroom	4.36 x 2.41m
Shower Room	2.11 x 2.30m

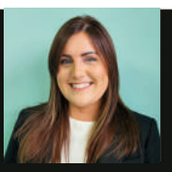
Extras

All floor coverings, all light fittings, all blinds, integrated oven/hob, and integrated dishwasher are included.

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



Lucy Forbes
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.