



19 Crichton's Way, Armadale

Offers Over £260,000

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Armadale

Welcome to **Crichton's Way, Armadale**, a beautifully presented three bedroom, three bathroom detached home built by Bellway, the highly sought after Rosewood house type. Offered to the market in true move in condition and chain free, this impressive family home combines space, efficiency and versatility, complete with a south east facing sun trap garden, partially converted garage, garden office, solar panels and a single car driveway. Upon entering, you are welcomed into a bright entrance hallway that sets the tone for the rest of the home. To the right hand side is the convenient downstairs WC, finished with splashback tiling and contemporary fittings. Moving through, you are introduced to the spacious open plan lounge and dining area, the true heart of the home. This beautifully styled space comfortably accommodates two large sofas and a media wall, while the dining area to the rear provides room for four to six guests. Patio doors open directly onto the south east facing rear garden, flooding the room with natural light and creating a seamless indoor outdoor flow, perfect for entertaining.

Just off the dining area sits the modern kitchen, finished with white gloss cabinetry, dark worktop and splashback tiling. The kitchen is fully equipped with integrated appliances including a fridge freezer, dishwasher, four point gas hob, oven and grill, offering both practicality and style. A door from the kitchen leads to the partially converted garage, currently used as a gaming room. This versatile space could easily function as a home office, second lounge, or playroom and also incorporates a useful utility area for everyday convenience while still retaining valuable storage space.



Upstairs, the home continues to impress. The principal bedroom, positioned to the front, comfortably accommodates a king size bed with bedside cabinets and benefits from a double fitted wardrobe. It also features a private ensuite shower room, finished with wet wall tiling, chrome fittings, a standing shower and natural ventilation via a window. Bedroom two is another generous double room with fitted wardrobe space and excellent natural light, ideal for guests or family members. Bedroom three also comfortably fits a double bed and includes a fitted wardrobe, offering flexibility for use as a bedroom, office or nursery. The main family bathroom is fitted with a modern three piece suite comprising a bathtub with overhead shower, wet wall tiling, chrome accents and a made to measure mirror, creating a clean and contemporary finish.

Externally, the south east facing rear garden is a true highlight. Designed to capture the sun throughout the day, it features decking ideal for summer barbecues and outdoor entertaining. The detached garden office provides an exceptional additional living or working space, perfect for remote working, a studio, gym or even a home bar. Solar panels enhance the home's energy efficiency, adding long term value and reduced running costs.

The property also benefits from a single car driveway and garage, offering both parking and additional storage.



Crichton's Way is set within a well established and family friendly development in Armadale. You are within walking distance of Armadale Train Station, providing excellent links to Edinburgh and Glasgow, as well as Southdale Primary School and local amenities including Asda. Armadale High Street is just a short distance away with a variety of cafés, shops, and services, while Armadale Academy is within easy reach. The nearby M8 ensures convenient commuting, and a local play park just down the road adds further appeal for families. This is a fantastic opportunity to secure a spacious, energy efficient, and highly versatile family home in a prime Armadale location, ready for its new owners to move straight in and enjoy.

Home Report Value- £270,000

EPC - **B**

Council Tax Band - E

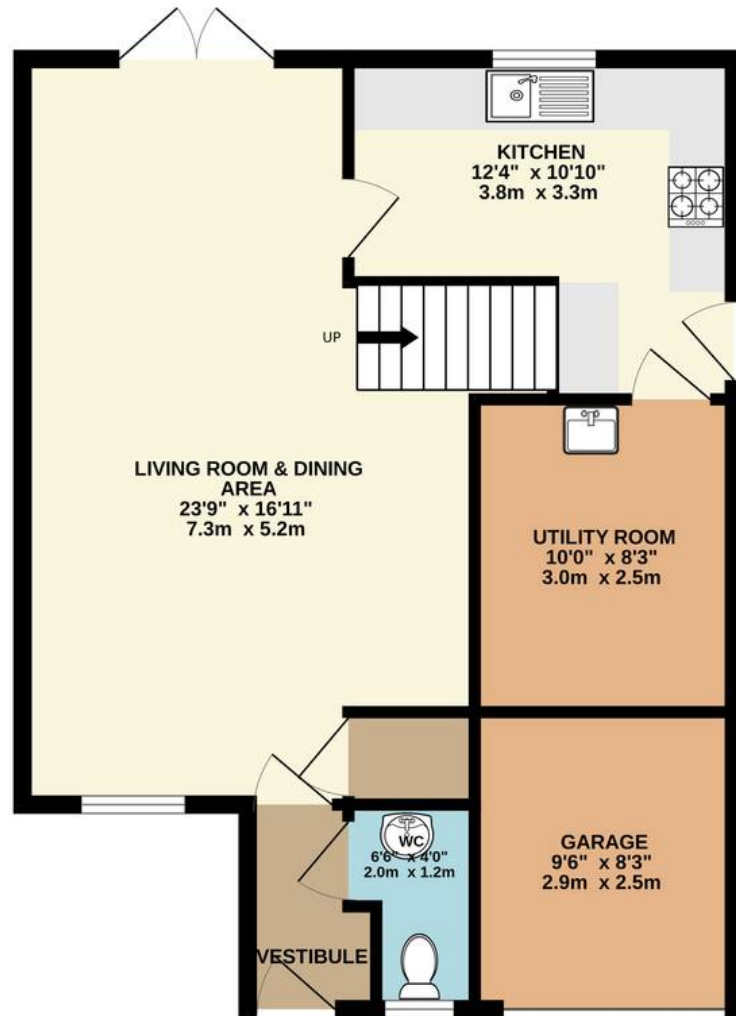
Square Ft- 1044/ 97m²

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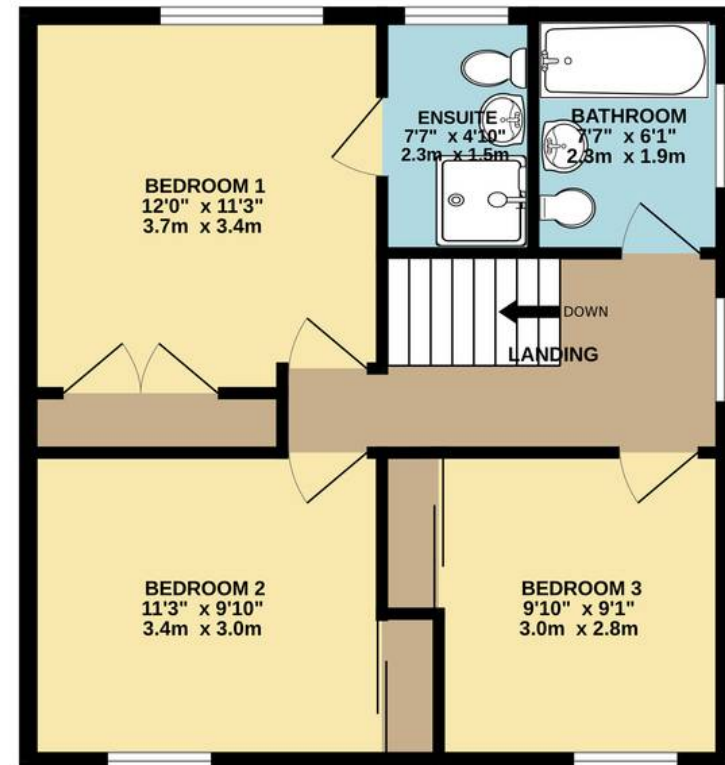




GROUND FLOOR



1ST FLOOR



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