



103 Cricketfield Place, Armadale

Offers Over £160,000



103 Cricketfield Place

Armadale

Situated within one of Armadale's most sought after modern residential developments, Cricketfield Place is a beautifully presented two bedroom terraced home that has been thoughtfully maintained and upgraded throughout. Offering stylish interiors, a recently renovated bathroom, generous living accommodation and a low maintenance rear garden.

Stepping through the front door, you are welcomed into an entrance hallway, this practical space provides a clear separation between the outdoors and the main living accommodation, offering the ideal place for coats, shoes and everyday essentials. Conveniently located just off the hallway is the downstairs WC, adding an extra level of practicality for both residents and visiting guests.

Moving through into the heart of the home, you are welcomed into a bright and spacious lounge, beautifully finished with plush grey carpeting and contemporary grey décor that creates a warm and inviting atmosphere. Flooded with natural light, this versatile room offers an abundance of space to accommodate a variety of furniture layouts, whether you're creating a cosy family living space or a stylish area for entertaining friends and family.

Positioned to the rear of the property is the impressive kitchen and dining area. Designed with both everyday living and entertaining in mind, the kitchen offers an excellent range of base and wall mounted units, providing ample storage alongside generous worktop space for food preparation. There is plenty of room for a family dining table, making this a true social hub of the home. French patio doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces.



Outside, the fully enclosed rear garden has been designed for low maintenance living, featuring a combination of decorative stone and a raised decking area which provides the perfect spot for outdoor dining, relaxing or enjoying the sunshine during the warmer months. Heading upstairs, the accommodation continues to impress. Immediately to your right is the recently renovated family bathroom, finished to an exceptional standard in timeless neutral tones. This space features a modern three piece suite with a shower over the bath, complemented by a contemporary LED touch illuminated mirror that enhances both the style and functionality of the room, creating a luxurious hotel inspired finish.

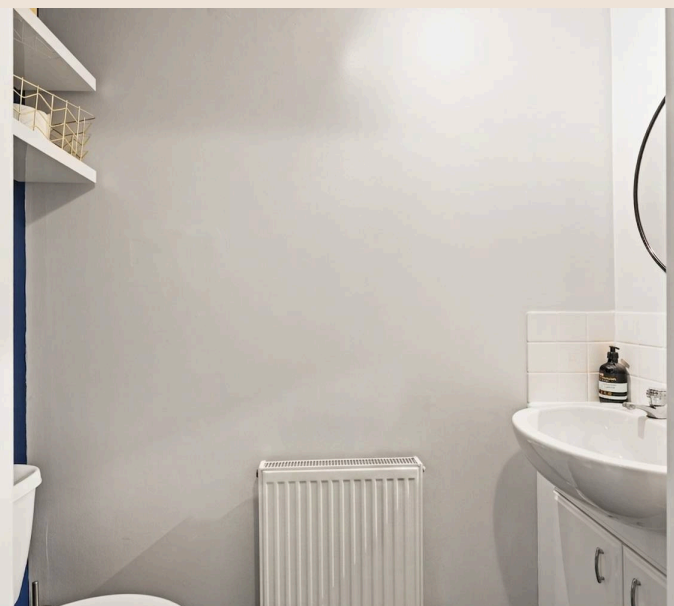
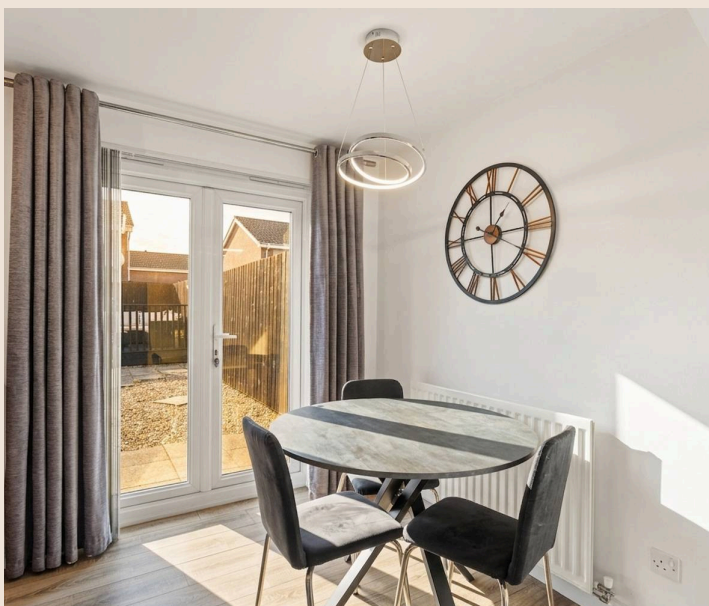
Positioned at the front of the property is the generous principal bedroom. Comfortably accommodating a king-size bed, this spacious room benefits for space for fitted wardrobes, an additional built in storage cupboard and still offers ample floor space for further bedroom furniture or even a large desk, making it ideal for those who work from home.

To the rear sits the second double bedroom, currently configured as a stylish walk in wardrobe and home office. This highly versatile room can effortlessly be transformed back into a generous double bedroom if desired, offering flexibility to suit a variety of lifestyles.

Externally, the property enjoys a fantastic position within this popular development, with residents benefiting from a peaceful setting while remaining close to a wealth of local amenities. This property benefits from a 2 car driveway.

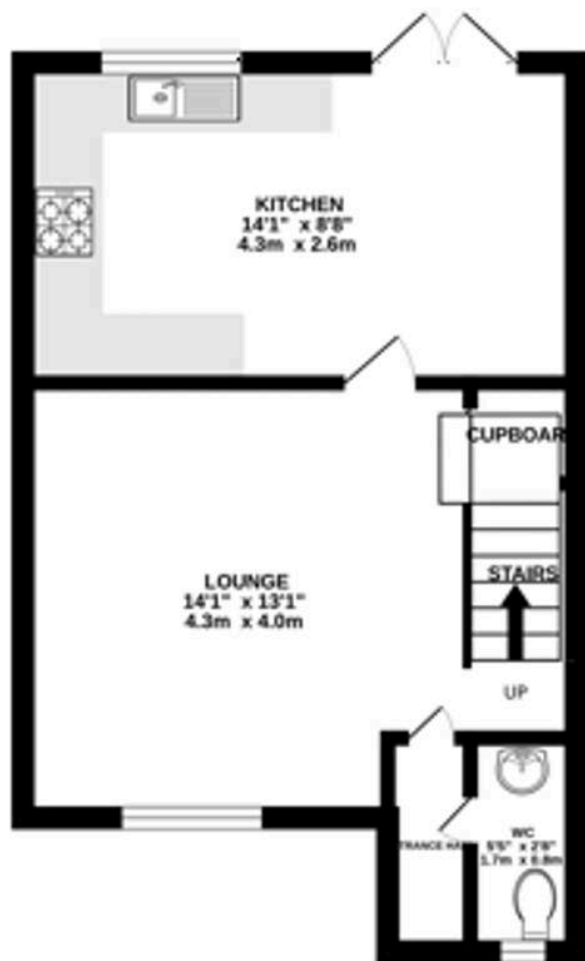
Location is another standout feature of this home. Anthony's Primary School is within comfortable walking distance, making the property particularly appealing for young families. Everyday shopping is effortless, with Asda Armadale and Armadale Train Station both reachable in under five minutes by car. The train station provides regular direct services to both Edinburgh and Glasgow, making this an excellent location for commuters. Excellent road links are also close by, with easy access to the M8 motorway connecting you quickly to Edinburgh, Glasgow and beyond. A variety of local shops, cafés, supermarkets, leisure facilities and scenic walking routes are all within easy reach, allowing buyers to enjoy both convenience and a strong sense of community.

Combining stylish modern interiors, flexible living space, a beautifully upgraded bathroom and an enviable location, Cricketfield Place presents a fantastic opportunity to purchase a truly move in ready home in one of Armadale's most desirable residential addresses.

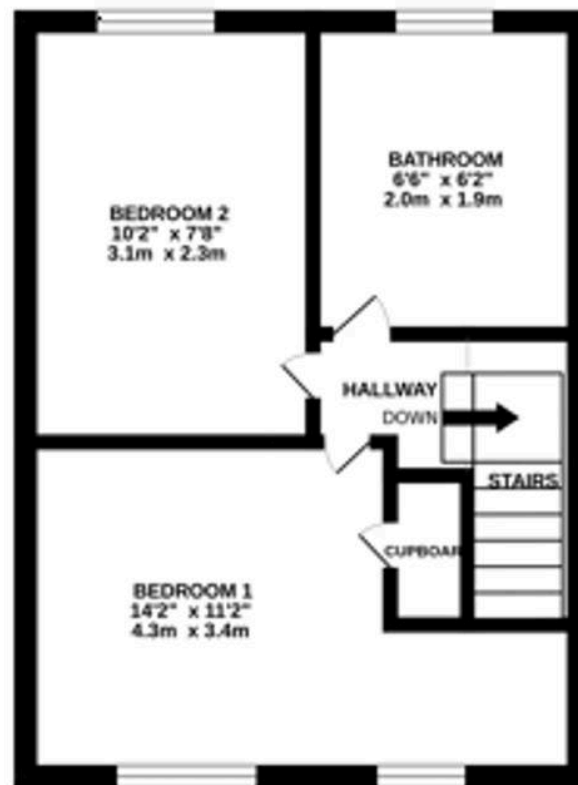




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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