



10 Davie's Way, Armadale

RE/MAX SELECT



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NIALL MCCABE & RE/MAX SELECT (BATHGATE) are delighted to bring to the market this truly exceptional 4-bedroom, 3 reception room, 3 bathroom detached family villa, ideally positioned within the sought-after Southdale development in Armadale. The property offers immaculate interiors, versatile living spaces, and beautifully maintained, low-maintenance gardens. Further enhancing its appeal, the home is offered to the market chain free and is available for immediate entry!

On the ground floor, all accommodation flows seamlessly from the central hallway. Positioned to the rear of the home, the generous lounge is beautifully presented, enhanced by a chic feature fireplace and neutral carpeting. Just off the lounge, a wonderful conservatory overlooks the garden in all its glory, providing a versatile additional reception space. Next door, the modern kitchen features a selection of crisp, high-gloss cabinetry, contrasting tiling, and integrated appliances. To the front of the property, the formal dining room enjoys an abundance of natural light while overlooking the street and surrounding area. Completing the lower level is a sleek two-piece W.C, finished with stylish contemporary tiling.

Ascending the staircase, you reach the upper level, where all bedrooms and bathrooms are conveniently accessed from the central landing. The principal bedroom is beautifully presented in soft, creamy tones, complemented by fitted storage and a stylish en-suite shower room. Bedrooms 2 through 4 are also generously sized double rooms, each enjoying views across different aspects of the surrounding area. All have been thoughtfully decorated and offer excellent flexibility, allowing them to be tailored to suit the purchaser's individual needs. Completing the upper level is a stunning family bathroom, comprising a generous bathtub, wash basin and W.C, enhanced by attractive tiling and a glazed window.

Externally, the property stands proudly within a sizeable plot, with the front garden thoughtfully designed for ease of maintenance. A generous multi-car driveway provides ample off-street parking, alongside convenient access to the integral garage. To the rear, a stunning decked terrace and sunny patio create the perfect outdoor setting, complemented by high fencing for enhanced privacy and a peaceful sense of seclusion.







RE/MAX SELECT – *By Niall McCabe*

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