



26 Rodger Crescent, Armadale

RE/MAX SELECT



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NIALL MCCABE & RE/MAX SELECT (BATHGATE) are delighted to present this exceptional 4-bedroom, 2-reception, 3-bathroom detached family villa, enviably positioned on Rodger Crescent within the highly sought-after Southdale Development, just moments from Armadale town centre. Showcasing beautifully curated interiors awash with natural light, this stunning residence exudes warmth, elegance and sophistication throughout, and is offered to the market in impeccable, true walk-in condition. The generously proportioned accommodation comprises a refined formal lounge, elegant dining room, stylish breakfasting kitchen, four spacious bedrooms, three luxurious bathrooms, and beautifully maintained private gardens.

The ground floor is dedicated to elegant living and entertaining, with a magnificent lounge positioned to the rear, enjoying tranquil garden views and an abundance of natural light. A sophisticated formal dining room sits adjacent, offering exceptional flexibility as an additional reception space or a luxurious fifth bedroom, highlighting the home's versatile design. The bespoke breakfasting kitchen is beautifully appointed with an extensive range of premium base and wall-mounted cabinetry, complemented by ample space for a variety of appliances. Completing the lower level is a beautifully presented two-piece W.C., finished with style and attention to detail.

The upper-level hosts four exceptionally spacious bedrooms and two beautifully appointed bathrooms. The luxurious principal suite features an abundance of fitted wardrobe space and an exquisite en-suite shower room; both elegantly finished in soothing neutral tones to create a serene retreat. The remaining three bedrooms are all generously proportioned, enjoying delightful views across the surrounding landscape and gardens. Completing this floor is a stunning family bathroom, comprising a large bathtub, wash hand basin and W.C., all enhanced by exquisite high-end tiling and a sophisticated contemporary finish.

Externally, the property is complemented by beautifully maintained gardens to both the front and rear, together with an attractive monoblock driveway. The rear garden has been thoughtfully designed with a generous lawn and enclosed by fencing to provide a wonderful sense of privacy and seclusion. To the front, a manicured lawn is enhanced by mature shrubbery, creating an impressive first impression, while the private driveway and access to the integral garage add further convenience and practicality.







RE/MAX SELECT – *By Niall McCabe*

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There are no warranties, or guarantees given on the appliances & systems.