



2 Cowdenhead Crescent, Armadale

Offers Over £350,000

2 Cowdenhead Crescent

Armadale

Welcome to Cowdenhead Crescent, Armadale, an exceptional four bedroom, three bathroom detached home built by Avant Homes in 2020, forming part of the highly sought after development and presented in true show home condition. This impressive Rosebury house type offers an outstanding amount of living space, a beautifully landscaped south west facing rear garden with pergola, a garage and double driveway and an extended kitchen area that creates a truly remarkable family home. With uninterrupted countryside views to the rear and no overlooking properties, this is a rare opportunity to secure a modern home that combines privacy, style and generous living space.

Upon entering, you are welcomed into a bright and spacious hallway that immediately sets the tone for the quality throughout. Positioned to the right is the main lounge, a beautifully proportioned room that comfortably accommodates two large sofas and a media wall. A large front facing window allows natural light to fill the space while maintaining privacy from neighbouring homes, creating a warm and comfortable setting for relaxing or entertaining.

Moving through the hallway towards the rear of the property, you are introduced to the heart of the home, the stunning open plan kitchen and dining area. The kitchen has been extended to the side of the property, providing an exceptional amount of worktop and preparation space, ideal for modern family living and entertaining. Finished with stylish matte grey cabinetry, the kitchen includes integrated appliances such as a fridge freezer, oven, microwave, dishwasher and a five point induction hob with extractor. A skylight above floods the space with natural light, while the dining area comfortably accommodates six to eight people. Herringbone flooring runs throughout the kitchen and rear living space, adding a striking design element. Patio doors open directly onto the garden, creating a seamless indoor outdoor flow.

Just off the kitchen is the rear lounge, a beautifully private living space that enjoys bifold doors opening directly onto the south west facing garden. This room comfortably accommodates two large sofas and a media wall and offers the perfect setting for hosting or relaxing while enjoying views over the countryside. The connection between the kitchen, dining area and rear lounge creates a superb layout for modern entertaining.



Additional practicality on the ground floor includes a large under stair storage cupboard ideal for pantry use, a separate utility room with space for a washing machine and tumble dryer along with a sink and splashback tiling, internal access to the single garage and a downstairs WC finished with full tiling and chrome fittings.

Upstairs, a spacious landing filled with natural light leads to four generously sized bedrooms. The principal bedroom sits to the front of the home and comfortably accommodates a super king size bed with bedside cabinets. It benefits from fitted wardrobes and a beautifully finished ensuite shower room that is fully tiled and includes a large walk in shower. Bedroom two, also positioned at the front of the property, is another generous double room with fitted wardrobe space and ample natural light. Bedrooms three and four are located towards the rear of the property, both offering excellent proportions. Bedroom three comfortably fits a king size bed and features fitted wardrobes, while bedroom four, currently used as a dressing room, can easily accommodate a double bed with bedside cabinets and additional furniture if required. The family bathroom is fully tiled with chrome accents and comprises a modern three piece suite with a bathtub.

Externally, the property continues to impress. The south west facing rear garden is a true sun trap and enjoys a high level of privacy with uninterrupted countryside views beyond. The garden has been thoughtfully landscaped for low maintenance and includes a pergola seating area, creating a perfect outdoor entertaining space for summer evenings and gatherings with family and friends. To the front, the property benefits from a double driveway, a single garage and additional visitor parking within the development.

Cowdenhead Crescent is ideally positioned within Armadale, a thriving and family friendly town with excellent amenities close by. Armadale Academy and local primary schools including Armadale Primary and Eastertoun Primary are nearby, while Armadale High Street offers a variety of shops, cafés and everyday conveniences. The town also benefits from excellent transport links with Armadale Train Station providing direct routes to Edinburgh and Glasgow, while the nearby M8 motorway offers convenient access for commuters. Local parks, countryside walks and green spaces further enhance the appeal of this fantastic location.



This is a beautifully finished modern home offering exceptional space, privacy and high quality living within one of Armadale's most desirable developments.

Sale Inclusions - Light fittings (except dining room), fridge freezer, Oven, Cooker, Dishwasher, blinds for bi-fold doors, remote blinds upstairs landing,

Negotiable - Pergola

Home Report Value- £355,000

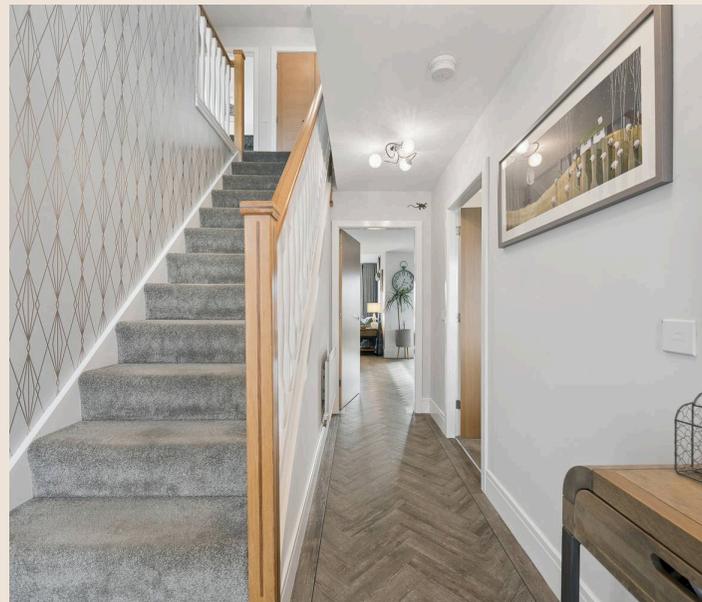
EPC - B

Council Tax Band - F

Square Ft- 1572/ 146m²

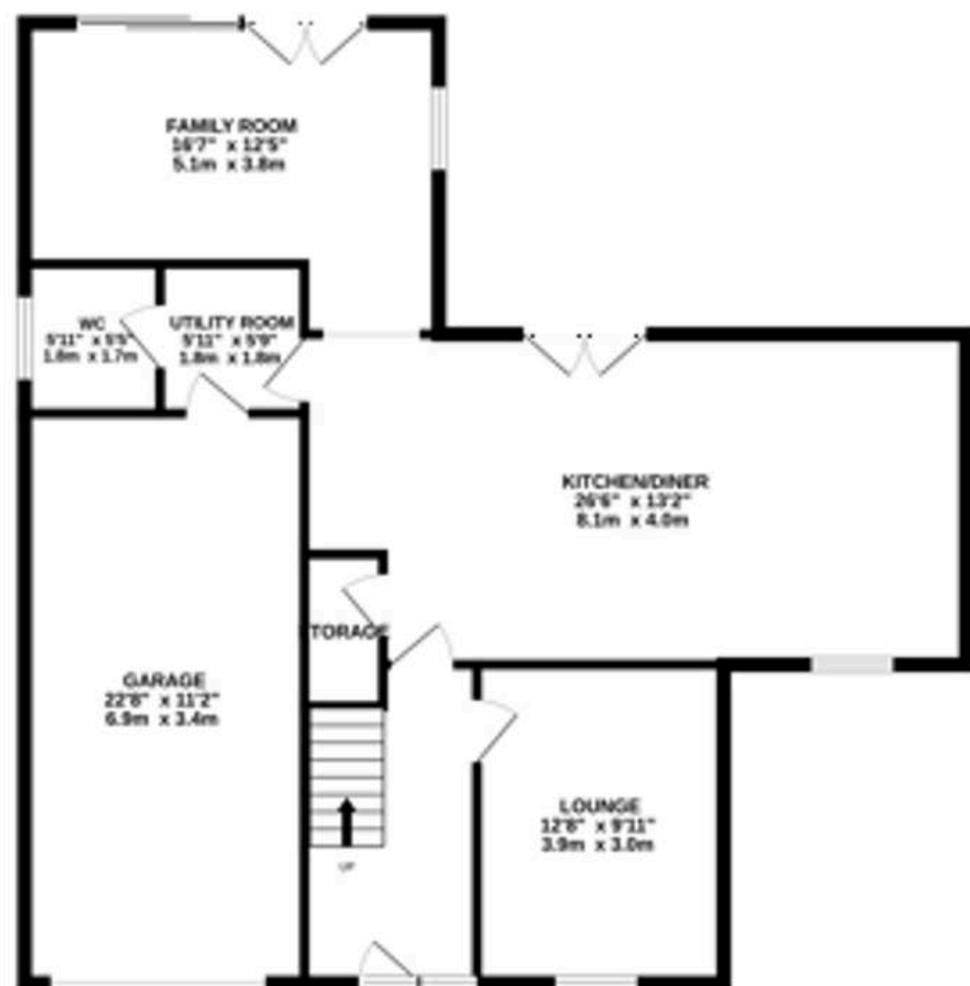
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- Four Spacious Double Bedrooms
- Modern Extended Open Plan Kitchen & Dining Area
- Two Reception Areas
- Sun Trap South West Facing Garden with Bifold Doors
- Garage & Two Car Driveway
- Excellent Transport Links Via M8 and Train Station

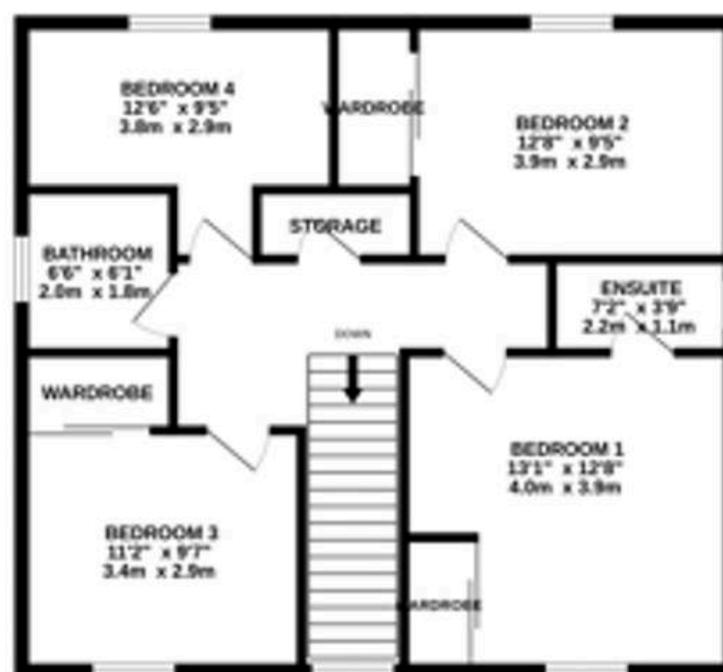




GROUND FLOOR



1ST FLOOR



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