



80 Shaw Avenue, Armadale

Offers Over £160,000



80 Shaw Avenue, Armadale

Shaw Avenue is a beautifully presented home that has been thoughtfully upgraded throughout, offering true walk in condition and an exceptional standard of finish both inside and out. Combining stylish modern interiors, a versatile converted garage and generous off street parking, this impressive property is perfectly suited to modern family living. Situated within a popular and established residential area of Armadale, West Lothian, the property presents an excellent opportunity for purchasers seeking a home that requires little more than moving in and enjoying.

Upon entering the property, you are welcomed into a bright and spacious lounge which immediately showcases the quality and presentation found throughout. Finished in contemporary décor with stylish flooring and an abundance of natural light, the room provides a warm and inviting setting for everyday living. The lounge flows seamlessly into the dining area, creating a wonderful open plan layout that enhances both space and functionality. Perfectly suited to modern lifestyles, this sociable arrangement is ideal for entertaining guests or enjoying family meals, with the dining area comfortably accommodating a six seater dining table, making it the perfect setting for family gatherings and dinner parties whilst allowing natural light to flow effortlessly throughout the ground floor.

The kitchen continues the high standard of finish and has been thoughtfully modernised with a range of contemporary wall and base units, quality work surfaces and integrated appliances. Offering excellent storage and preparation space, the layout is both practical and stylish, whilst large windows and direct access to the rear of the property ensure the room remains bright and airy throughout the day.

Upstairs, the property offers two generously proportioned double bedrooms, both beautifully presented and finished in modern neutral tones. The principal bedroom provides a spacious and relaxing retreat with ample room for freestanding furniture,



whilst the second double bedroom is equally impressive and would be perfectly suited as a child's bedroom, guest room or home working space. Completing the accommodation is a stylish family bathroom featuring a contemporary suite, attractive tiling, vanity storage and a bright, fresh finish.

Every aspect of this home has been carefully maintained and upgraded, resulting in a property that is truly ready for immediate occupation. The modern décor, quality finishes and thoughtful improvements throughout create a home that is both stylish and practical, appealing to a wide range of purchasers.

Situated within easy reach of Armadale town centre, residents benefit from an excellent range of local amenities including supermarkets, independent shops, cafés and everyday services. Well regarded primary and secondary schools are located nearby, making the area particularly attractive to families. For commuters, Armadale Railway Station provides regular rail services to both Edinburgh and Glasgow, whilst the nearby M8 motorway offers excellent road links across the Central Belt. A variety of local parks, leisure facilities and scenic walking routes further enhance the appeal of this convenient and family friendly location.

Externally, the property continues to impress. To the front, the home boasts excellent kerb appeal with an attractive modernised façade and a substantial paved driveway providing ample off street parking. To the rear, the fully landscaped garden has been designed with both entertaining and low maintenance living in mind. A generous paved patio provides the perfect setting for outdoor dining and socialising, whilst the central artificial lawn offers year round greenery with minimal upkeep. Beyond this, a further seating area creates an additional space to relax and unwind, resulting in a garden that is both practical and highly sociable. A particular highlight is the detached garage conversion, which has been transformed into a superb multi purpose garden room. Beautifully finished and flooded with natural light through glazed doors, this versatile space would be ideal as a home office, gym, studio, games room or additional entertaining area.

Combining high quality upgrades, spacious accommodation and exceptional outdoor space, this is a fantastic opportunity to acquire a turnkey home in one of West Lothian's most popular residential communities.

Home Report Value- £165,000

EPC - D

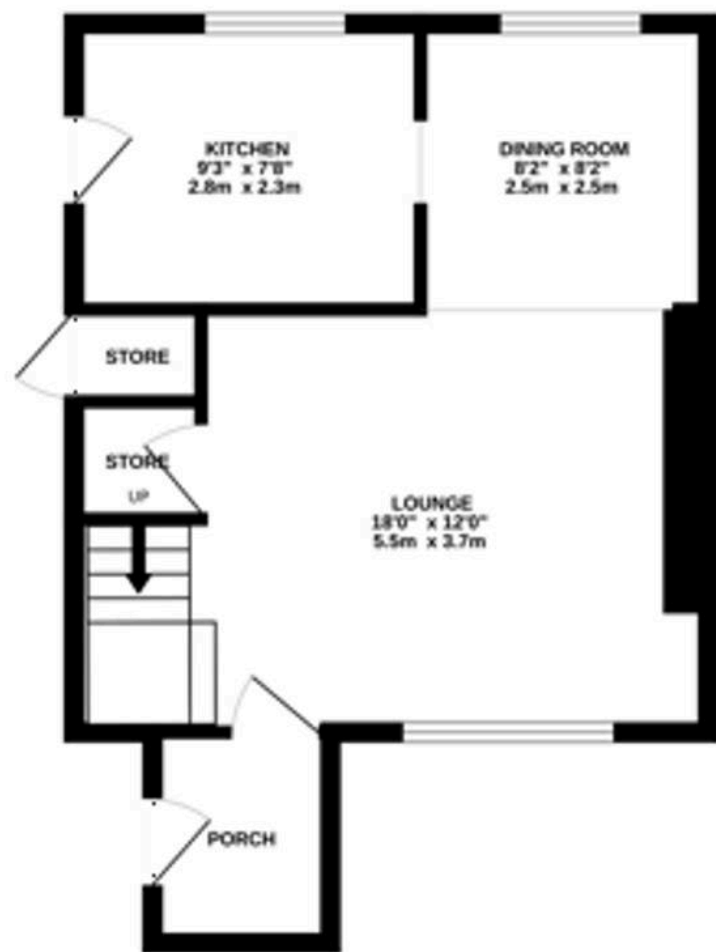
Council Tax Band - A

Square Ft- 764/ 71m2

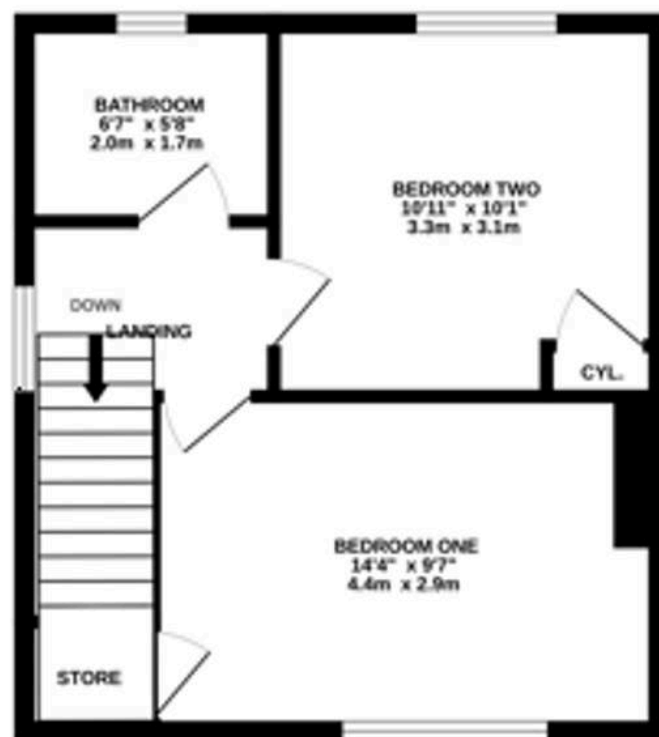




GROUND FLOOR



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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