



155 Birkenshaw Way, Armadale

Offers Over £80,000



155 Birkenshaw Way, Armadale

Situated within a popular and well established residential pocket of Armadale, this well presented two bedroom flat offers bright, generously proportioned accommodation throughout, complemented by excellent storage and a convenient location close to a fantastic range of local amenities. With neutral décor, spacious rooms and an abundance of natural light, this is a home that's ready to move straight into while still offering plenty of opportunity for a new owner to add their own personal touch.

Stepping through the front door, you're welcomed into a bright entrance hallway finished in modern soft grey tones, creating an inviting first impression. The practical layout immediately becomes apparent, with no fewer than three separate storage cupboards positioned throughout the hallway, providing exceptional everyday storage for coats, shoes, household essentials and much more, something rarely found in flats of this size.

Positioned to the left hand side is the principal bedroom, a fantastic sized double room enjoying a bright, airy feel thanks to its large window allowing natural light to flood the space. Finished with attractive wood effect flooring, crisp white walls and complemented by a stylish geometric feature wallpaper, the room offers a modern yet welcoming atmosphere. Built in wardrobes maximise the floor space while providing excellent storage, leaving plenty of room for additional bedroom furniture.

Adjacent to the principal bedroom is the second double bedroom, another well-proportioned room benefiting from fitted mirrored wardrobes, attractive wood effect flooring and soft neutral décor. The generous window fills the room with natural light, creating a bright and comfortable space that could equally serve as a guest bedroom, nursery or home office while still comfortably accommodating a double bed.



Continuing along the hallway, you'll find the family bathroom, beautifully finished with full height wall tiling complemented by contrasting dark floor tiles, creating a timeless and low maintenance finish. A white three piece suite comprising bath with overhead shower attachment, pedestal wash hand basin and WC sits beneath a large frosted window, allowing plenty of natural light while maintaining complete privacy. Decorative border tiling adds a subtle finishing touch, resulting in a bathroom that feels both bright and functional. At the end of the hallway lies the heart of the home, a generously proportioned lounge offering an abundance of living space and flexibility for a variety of furniture layouts. Finished with contemporary grey carpeting and matching neutral décor, this is a wonderfully bright room centred around an impressive oversized picture window which overlooks a peaceful open grassy area, flooding the room with natural daylight throughout the day and creating a lovely outlook. A glazed internal door enhances the sense of openness while allowing additional light to flow through the home, making the entire living space feel even more spacious and welcoming.

Leading directly from the lounge is the kitchen, thoughtfully designed with an efficient galley-style layout that maximises both storage and workspace. Finished with light wood effect cabinetry, contrasting dark worktops and neutral tiled splashbacks, the kitchen offers ample cupboard storage alongside generous preparation space. The stainless steel sink sits beneath the window, providing additional natural light, while integrated cooking facilities and space for freestanding appliances ensure practicality for everyday living. Warm neutral wall colours complete the room, giving it a comfortable and homely feel.

Externally, the property benefits from residential parking for residents and visitors, while the surrounding communal grounds are well maintained, adding to the attractive setting.

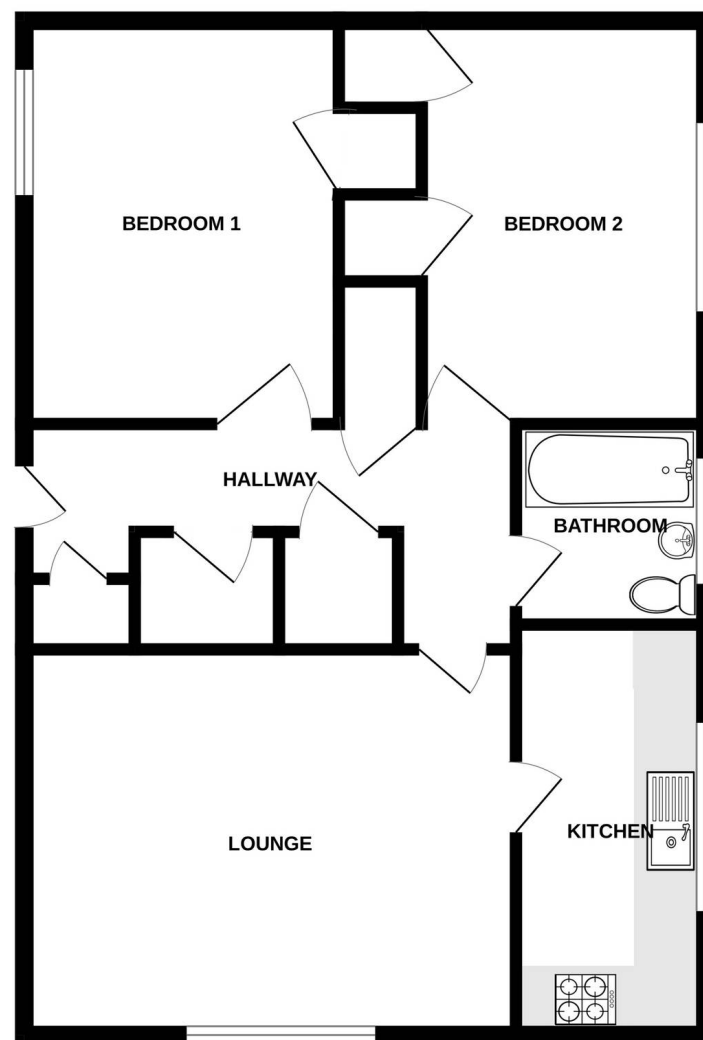
Birkenshaw Way enjoys an excellent position within Armadale, making it particularly convenient for everyday life. Families will appreciate being within easy reach of both Eastertoun Primary School and Armadale Academy, while healthcare facilities, supermarkets, cafés, leisure amenities and local shops are all close by. Armadale Train Station offers regular services to both Edinburgh and Glasgow, making commuting straightforward, while the nearby M8 motorway provides excellent road links across the Central Belt.



Combining excellent transport connections with a wide range of local amenities and nearby green spaces, this location continues to be one of Armadale's most convenient and desirable residential areas.



GROUND 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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Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

