



Kerr's Way, Armadale, EH48 3GE

Bathgate

Offers Over
£320,000

Seamlessly blending practical living, this exceptional four-bedroom home offers style, space, and thoughtful design throughout, perfect for contemporary family life.

From the moment you step into the welcoming hallway, a calm, neutral palette and abundant natural light create an inviting atmosphere. The ground floor flows beautifully, encompassing a bright lounge and a fabulous open-plan dining and kitchen area.

The family kitchen truly is the heart of this home. Boasting a beautiful, contemporary fitted kitchen, it offers ample space for culinary creativity. French doors provide natural light and seamless access to the rear garden, making it a bright and comfortable setting for relaxing or entertaining. It also benefits from a convenient utility room and a downstairs guest WC completes the ground floor.

Upstairs, the principal suite is an impressive retreat. Featuring contemporary décor and a stylish en suite shower room, it offers a serene escape. The en suite is finished with vanity storage and a double shower enclosure for a touch of luxury.

Three further comfortable bedrooms, each with modern fixtures and fittings, provide ample space. The family bathroom completes the upper level, offering a practical yet relaxing space, also finished with modern fixtures and fittings.

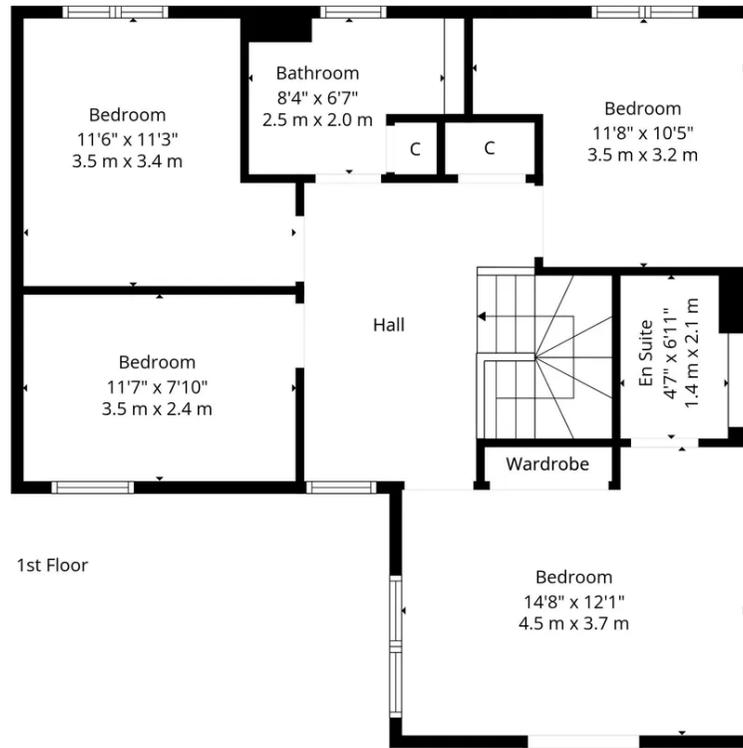
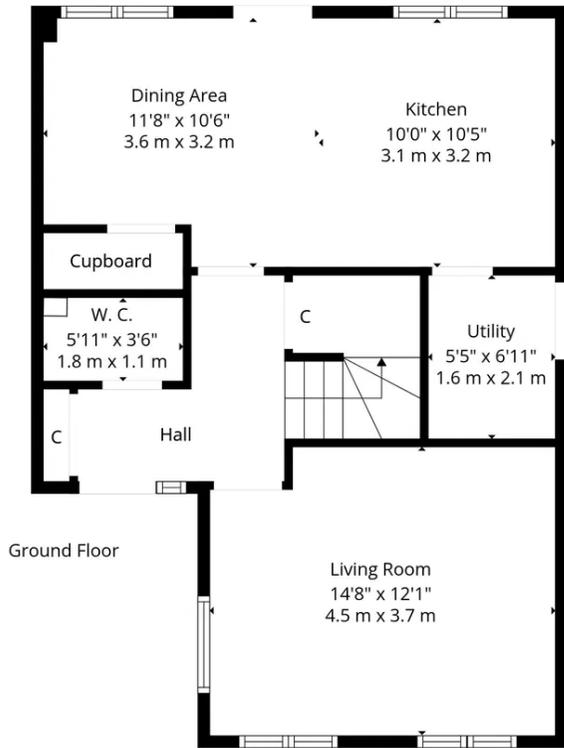
Externally, the property continues to impress. Positioned on a corner plot, the front garden is neatly laid to lawn with a driveway leading to an integral single garage. To the rear, the private garden features a walled boundary for added privacy, a manicured lawned area, and a patio perfectly positioned to capture the sun throughout the day.

Living here has everything you need to hand. Everyday essentials are close at hand with ASDA supermarket nearby, while the popular Rowan Tree Restaurant provides a great local spot for dining out. Families are exceptionally well catered for, with Southdale Primary School, Wee Gems Nursery, both within walking distance and Armadale Academy all within easy reach.









TOTAL: 1333 sq. ft, 124 m2

Ground floor: 579 sq. ft, 54 m2, 1st floor: 754 sq. ft, 70 m2

EXCLUDED AREAS: WALLS: 115 sq. ft, 11 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>



Scullion Living

105 Cadzow Street, Hamilton, ML3 6HG

07894 194 805

welcome@scullionliving.com

<http://scullionliving.com/>