



2 Cameron Place, Armadale

Offers Over £330,000



## 2 Cameron Place

### Armadale

Welcome to Cameron Place, a beautifully presented four bedroom detached home built by Avant Homes in 2021. Complete with a single garage, west-facing landscaped garden, and stylish interiors throughout, this move-in ready property offers the perfect balance of space, comfort, and convenience for modern family living.

As you step inside, you are greeted by a bright and spacious hallway that sets the tone for the rest of the home. To the right, the front-facing lounge provides a comfortable and versatile living space, with room for two large sofas and the option to create a media wall. This is a welcoming retreat for relaxing evenings or family gatherings.

The heart of the home lies to the rear in the open-plan kitchen and dining area. Finished with striking marble-style worktops and sleek grey gloss cabinetry, the kitchen combines both style and practicality. Integrated appliances include an oven, microwave, fridge freezer, and dishwasher, alongside a five-point gas cooker with splashback tiling. A central island creates the perfect hub for cooking, dining, or socialising, while patio doors open directly onto the rear garden, blending indoor and outdoor living.

To the back of the home, a second reception space offers incredible flexibility. Currently used as an additional lounge, this room can equally serve as a spacious dining area. Expansive sliding patio doors span the rear wall, opening fully to the garden and flooding the space with natural light. The ground floor also includes a utility room with space for white goods, a stylish two-piece WC finished with character tiling, and convenient internal access to the garage. A large under-stair cupboard provides extra storage.

- Garage
- Four Spacious Bedrooms
- Excellent Travel Links to Edinburgh and Glasgow via M8 & Armadale train station
- West Facing Suntrap Garden
- Walking Distance to Armadale Academy
- Modern Kitchen & Dining Area



Upstairs, the landing is filled with light from a feature window. The principal bedroom is a true sanctuary, able to host a super king-sized bed alongside bedside cabinets and a chest of drawers. A fitted wardrobe provides excellent storage, while the en-suite boasts full tiling, a large walk in shower with glass panel, a modern sink, and chrome accents.

Bedroom two is another generous double, easily accommodating a king-sized bed with wardrobes and storage. Bedroom three can comfortably host a double bed, bedside cabinets, and chest of drawers, while bedroom four is equally versatile, with ample room for a double bed and furniture, making it ideal as a child's room, guest room, or home office. A large linen cupboard on the landing adds further storage.

The family bathroom is finished to a high standard, fully tiled with striking blue feature tiling. It offers a three-piece suite with bathtub, overhead shower, white basin, and WC, complete with chrome fittings.

The west-facing rear garden is a real highlight. Designed as a private sun trap, it features decking that catches the afternoon and evening sun, creating the perfect setting for entertaining, barbecues, or simply relaxing outdoors. There is also a two car driveway at the front with plenty of visitor spaces in the street.

Location wise, 2 Cameron Place is perfectly placed in Armadale. Families will appreciate being within walking distance of Armadale Academy and Armadale Primary School, with local nurseries also nearby. The High Street offers everyday amenities including a Scotmid, Co-op, restaurants such as the Royal Tandoori, and the local dental and oral surgery practice. Larger shopping trips are made easy with Asda Armadale just a short drive away. For commuters, Armadale Train Station provides regular services to both Edinburgh and Glasgow, while the M8 motorway ensures quick and easy road connections across the central belt.

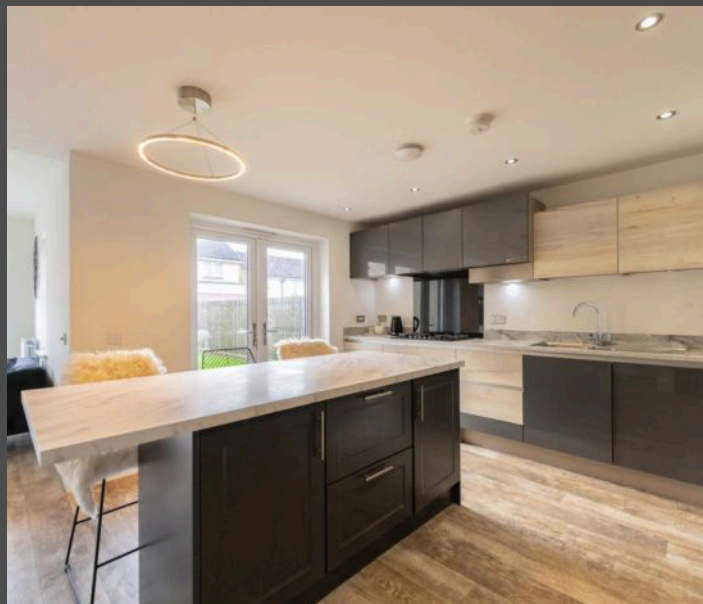
2 Cameron Place offers modern design, versatile living spaces, and an enviable location, making it the perfect home for growing families and professionals alike.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Front Garden

Rear Garden

Garage

Single Garage

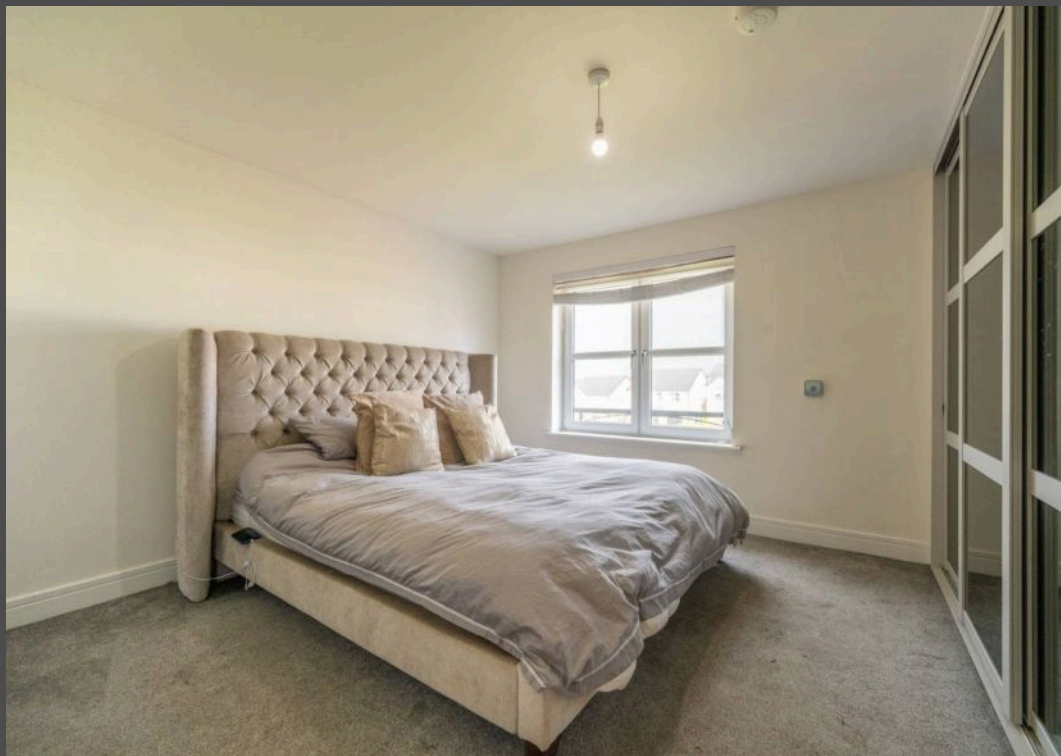
Driveway

2 Parking Spaces

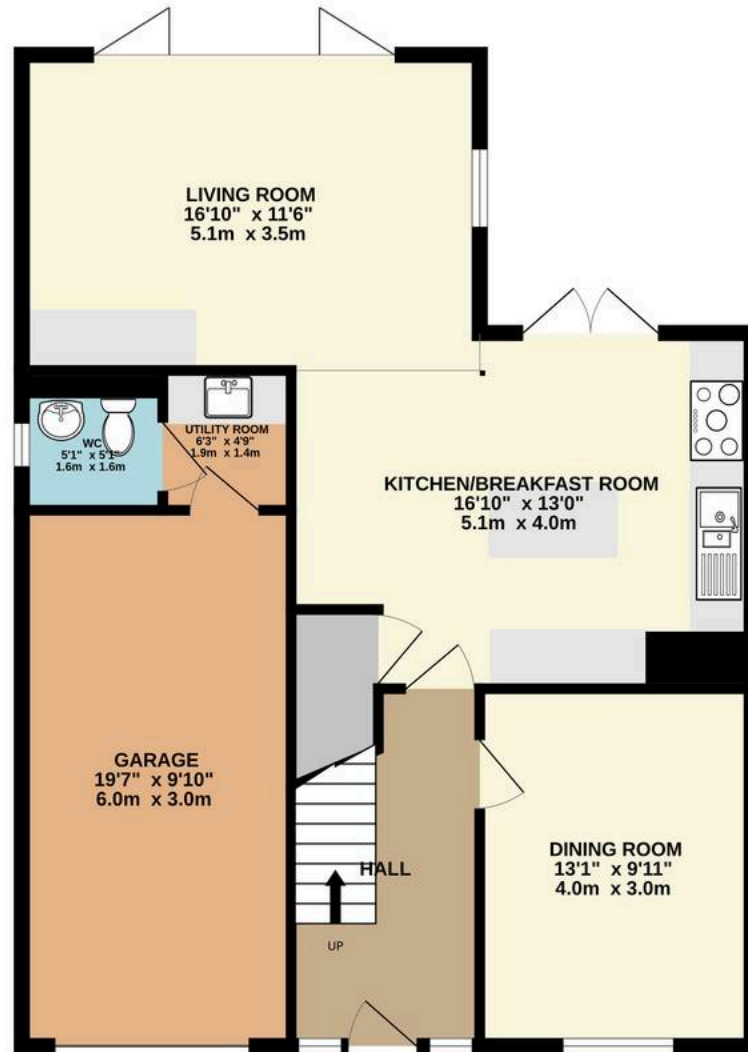




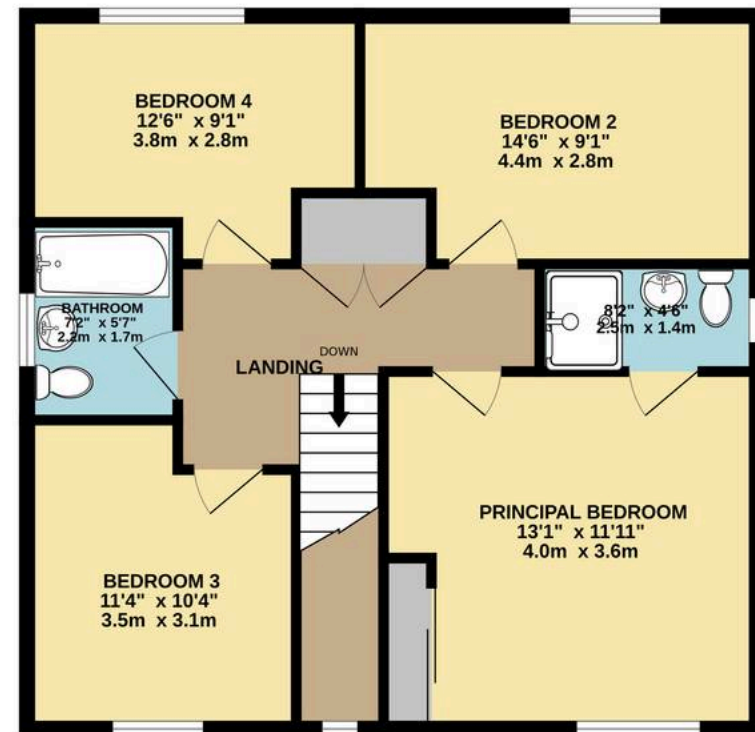




GROUND FLOOR



1ST FLOOR







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