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Avondale Drive, Armadale, EH48 3HQ

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Avondale Drive, Armadale



Enjoying a popular central position in Armadale, this generously proportioned three-bedroom home offers an excellent amount of family accommodation, complemented by charming mature gardens, a versatile detached garage and lovely open country views to the rear.

The ground floor is centred around an impressive lounge and providing plenty of space for both comfortable seating and dining. A separate fitted kitchen sits alongside. A ground-floor bathroom and sun porch completes the accommodation on this level.

Upstairs, there are three well-proportioned bedrooms, including a particularly generous principal bedroom. The property also benefits from a floored loft, providing valuable additional storage while offering potential for further use, subject to any necessary consents.

Outside is where the home really comes into its own. The mature south-facing gardens have been beautifully established, with lawns, colourful planting and patio areas creating an attractive setting for relaxing and entertaining. Beyond the garden, the property enjoys a wonderful open outlook across neighbouring green space and countryside, creating a particularly pleasant sense of openness. A detached garage provides excellent additional space and is currently used as both a workshop and gym.

What's special about this house

- Impressive lounge providing ample space for both comfortable family living and a dining area.
- Three well-proportioned bedrooms, including a particularly generous principal bedroom, creating excellent space for a growing family.
- Charming south-facing gardens, beautifully established with mature planting, lawn and seating areas - ideal for making the most of sunnier days.
- Detached garage currently used as a workshop and gym, providing highly versatile additional space for hobbies, fitness, storage or practical use.
- Lovely open country views to the rear, creating an attractive outlook and a wonderful sense of space beyond the garden.



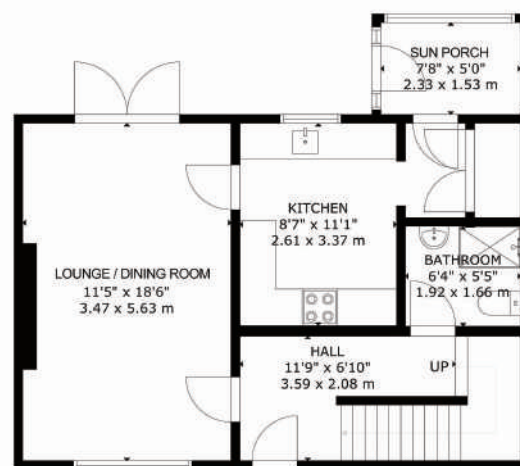
Location and Amenities

- The town of Armadale offers all amenities including school, doctors surgery, gym/pool, bars, takeaways and plenty of social and sports clubs.
- Close proximity to the M8 motorway giving easy access to Edinburgh (24 miles) and Glasgow (26 miles).
- Mainline rail connections from Armadale station.
- National and international flights from Edinburgh Airport.
- Polkemmet Country Park is a short drive away, as well as West Lothian's other country parks.
- Extensive retail opportunities including a Designer Outlet in the nearby town of Livingston.

Extras

All floor coverings, ceiling lights/fixtures, all blinds, oven/hob, dishwasher, fridge/freezer, hive system and wooden planters around patio are included

Home Report valuation	£200,000
Internal floor area	95m ²
School catchment	Armadale Primary School Armadale Academy
Council tax band	Band B
EPC Rating	Band D
Train station	Armadale



Dimensions

Ground Floor

Lounge/Dining Room	3.47 x 5.63m
Kitchen	2.61 x 3.37m
Sun Porch	2.33 x 1.53m
Bathroom	1.92 x 1.66m

First Floor

Bedroom 1	3.40 x 4.30m
Bedroom 2	3.82 x 2.84m
Bedroom 3	3.82 x 2.63m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Ava Steele
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.