



## Avant Homes, Plot 369, The Kelso at Honeyman Park EH48 3ED

Gracefully Designed & Generously Sized, Four-Bedroom, Mid-terraced Townhouse with a Private Garden

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# Property Description

Gracefully designed and generously sized, this newly constructed four-bed mid-terrace townhouse comes complete with its own private garden spaces. An opportunity to obtain a sought-after plot within a well-regarded new development, positioned on the outskirts of Armadale, Bathgate.

Features an entrance hall, a living room, an open-plan family/dining space with kitchen, three bedrooms, a study/bedroom, an en-suite shower room, a main bathroom and a handy WC. The Kelso at Honeyman Park forms part of a select range of homes, providing versatile accommodation arranged over three floors to meet a variety of modern family requirements.

This striking modern home offers bright, adaptable living areas, double glazing, gas central heating, and superb storage solutions throughout. Finished with attention to detail, further highlights include neutral décor, modern bathroom finishes, and a contemporary kitchen fitted with integrated appliances.

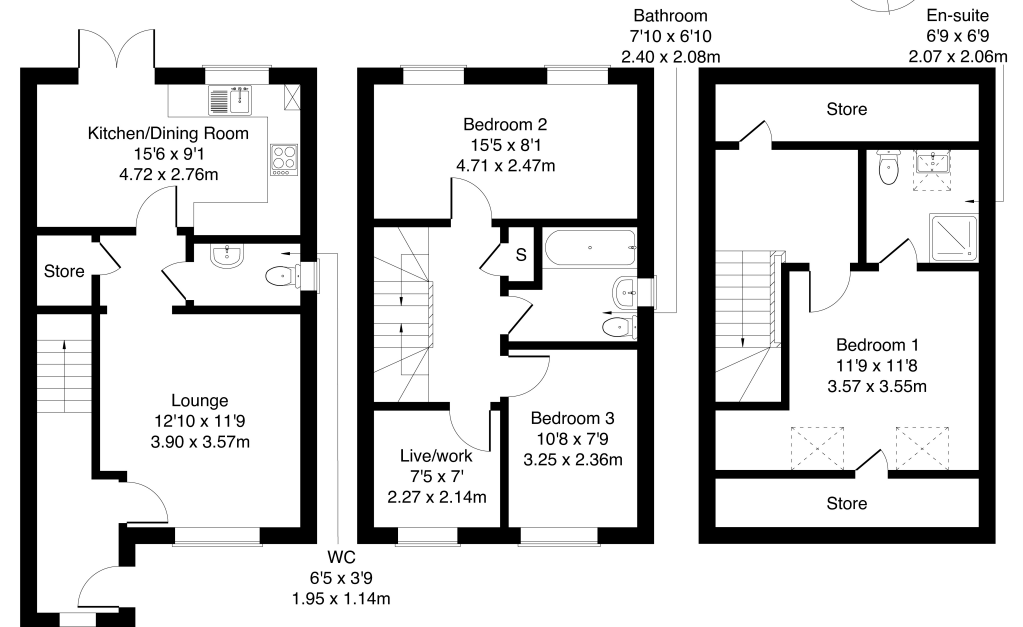
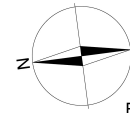
A welcoming entrance leads you into the home, where a spacious living room sits to the side, enhanced by a large window that fills the space with natural light. Continuing toward the rear, a conveniently placed WC sits along the way before you reach the kitchen/dining area, which opens directly onto the private garden —perfect for entertaining. The modern kitchen is finished with contemporary worktops and integrated appliances.

Upstairs, a built-in cupboard offers practical storage and leads to bedrooms two and three, as well as a study/bedroom, all presented in light, neutral décor. This floor is completed by a stylish family bathroom featuring a modern three-piece suite. The top floor is dedicated to the master bedroom, beautifully finished in soft tones and benefiting from its own built-in storage cupboard and a contemporary en-suite shower room.



## Plot 369, The Kelso At Honeyman Park

Approximate Gross Internal Area: (1292 sq ft - 120 sq m.)



Ground Floor

First Floor

Second Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Nestled in the historic town of Armadale—just three miles from Bathgate—Honeyman Park blends contemporary living with traditional character. Set in a former mining town with a strong community feel, this development is ideal for families and professionals seeking a peaceful lifestyle with excellent access to Scotland's major cities. Located between Edinburgh and Glasgow, Honeyman Park is perfect for commuters. Armadale station offers direct trains to both cities every thirty minutes, and the M8 motorway and local bus routes ensure easy travel across the central

belt. Armadale provides a wide range of amenities, including Co-op and ASDA supermarkets, shops, cafés, restaurants, pubs, schools, and a swimming pool. Nearby Bathgate and Livingston offer even more, with major retailers and a multi-screen cinema. Each home is built for modern living, with French doors to private gardens, integrated kitchens, stylish tiling, spacious rooms, and off-street parking. Honeyman Park offers the ideal balance of tranquillity, convenience, and connectivity.







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