



42 Dalzell Place, Armadale, Bathgate, West Lothian, EH48 2QB

Beautifully Presented, South-Facing, Two-Bedroom, Mid-Terrace Home with Gardens & Driveway

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla
find your happy

Property Description

Beautifully presented and enjoying a sunny south-facing aspect, this two-bedroom mid-terrace home offers stylish, modern living, private gardens and a driveway. Located in a quiet and established residential area of Armadale, West Lothian.

Comprises an entrance porch, living room, inner hall, dining/kitchen, two double bedrooms, a shower room and a ground-floor WC.

Tastefully finished throughout, features include a modern fitted kitchen, a stylish bathroom, and contemporary flooring. In addition, there is gas central heating, double glazing and good storage, including a loft space.

Externally, there is a lawn and mono-blocked driveway to the front, whilst an enclosed rear garden has a lawn, with decked and paved patios. This modern development also includes additional unrestricted visitors' parking bays, shared grounds, including a playground, and superb transport links.

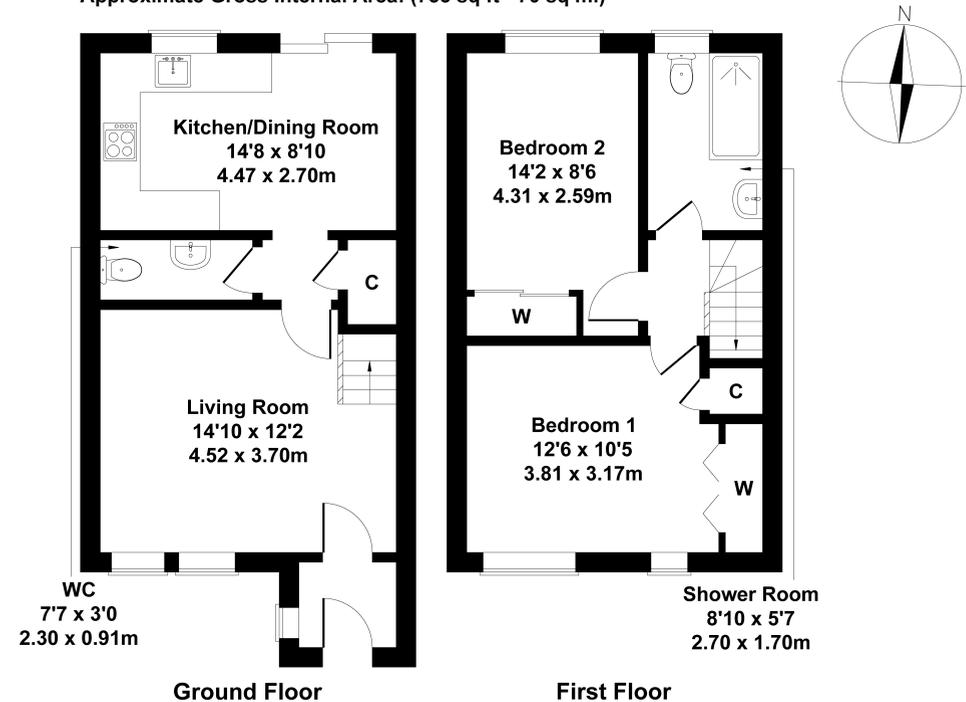
A welcoming entrance vestibule provides practical space for outerwear, flowing seamlessly into the bright front-facing living room. Finished in light, neutral decor and attractive wood-effect flooring that continues from the vestibule, the lounge benefits from excellent natural light thanks to its desirable south-facing position, creating a warm and inviting setting for everyday living. Positioned just off the lounge, the contemporary kitchen is fitted with modern units and complementary worktops, incorporating a sink with drainer and spray-pull tap, tiled surrounds, and an integrated hob and oven. There is ample space for dining, while patio doors open directly onto the rear garden, offering an ideal layout for entertaining and indoor-outdoor living. A convenient WC set between the lounge and kitchen completes the ground floor.

Upstairs, the property offers two well-proportioned double bedrooms, both finished with carpeted flooring and featuring built-in wardrobes, along with generous space for additional freestanding furniture. Completing the accommodation, the stylish shower room features a large shower cubicle with a rainfall showerhead, modern panelled splash walls, a ladder-style radiator, and contemporary marble-effect flooring.



42 Dalzell Place, Armadale, Bathgate EH48 2QB

Approximate Gross Internal Area: (753 sq ft - 70 sq m.)



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

Area Description

Armadale is a historic former mining town situated between Edinburgh and Glasgow, offering a full range of amenities for a town of its size. These include a variety of high street and speciality shops, bars, restaurants and cafes, along with Co-op and ASDA supermarkets, a swimming pool, and both primary and secondary schools. The town is ideal for commuters, with trains running every thirty

minutes to both Edinburgh and Glasgow from the local station, as well as excellent road and bus links. There is easy access to the M8 motorway and the wider central belt road network. The nearby towns of Bathgate and Livingston, both only a short drive away, provide additional facilities including major retail outlets, leisure amenities and a multi-screen cinema.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

