



3 Baird Drive, Armadale, Bathgate, West Lothian, EH48 3NU

Beautifully Presented and Spacious, Four-Bedroom, Semi-Detached Family Home

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Property Description

Beautifully presented and spacious, four-bedroom, semi-detached family home, set over three levels, with gardens, a driveway and a detached garage. Located in a quiet and established residential development on the outskirts of Armadale, West Lothian.

Comprises an entrance hall, living/dining room, kitchen, four double bedrooms, a dresser/study, a shower room and a family bathroom.

Finished to an exemplary standard and ready to move in - with a quality integrated kitchen, luxury bathrooms and tasteful decor. In addition, there is contemporary flooring and lighting, double glazing, gas central heating, and well-proportioned room sizes.

A generous plot features a large powered garage, a double driveway, lawns, and a south-facing to the rear, decked patio.

A bright and spacious entrance hall welcomes you into this beautifully presented home, offering access to all ground-floor rooms. The generously sized living and dining room is a true highlight, featuring attractive wood-effect flooring, elegant central light fittings and large windows that flood the space with natural light. The open layout provides an ideal setting for both relaxing and entertaining, with ample room for a dining area and comfortable lounge furniture. Adjacent to the living room, the modern fitted kitchen boasts laminated flooring, stylish wood-effect worktops, spotlighting and under-cabinet lighting for a warm and contemporary feel. Integrated appliances include a washing machine, dishwasher, fridge/freezer, oven and electric hob with a sleek canopy extractor. The modern family bathroom is finished to a high standard, featuring tiled flooring, a tiled splashback surround, contemporary spotlighting, an LED mirror, a rainfall showerhead over the bath and a ladder-style radiator.

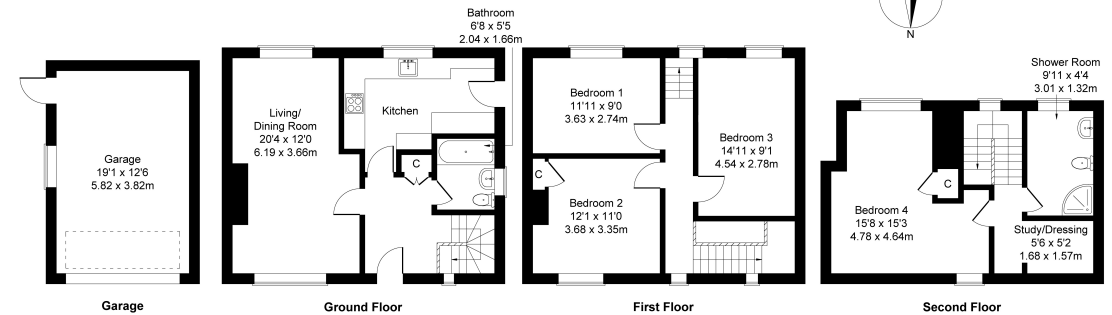
On the first floor, there are three well-proportioned bedrooms. The principal bedroom offers generous space for a double bed and additional furnishings, while bedroom two includes a built-in storage cupboard and enjoys a bright, airy aspect. Bedroom three provides excellent flexibility as a guest room, child's bedroom or home office.

Up on the second floor, bedroom four benefits from wood-effect flooring, spotlights and a built-in storage cupboard. This floor also features a convenient dresser or study area, perfect for working from home, along with a stylish modern shower room complete with quality fittings and finishes.



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Approximate Gross Internal Area: (1615 sq ft - 150 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.





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