



48 Forrest Place, Armadale, Bathgate, West Lothian, EH48 2GY

Well-Presented & Spacious, Four-Bedroom, Detached Home with Gardens, Driveway & Garage

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

espc rightmove  find your happy Zoopla

Property Description

Well-presented and spacious, four-bedroom, detached family home with gardens, driveway and an integrated garage. Located in a modern, factored, and family-orientated residential development in Armadale, West Lothian.

Comprises an entrance hallway, living room, dining/kitchen, a conservatory, a utility room, a master bedroom with en-suite, three further bedrooms, a shower room and a ground floor WC.

Highlights include a modern fitted kitchen and bathroom suites; and good storage provision, including a loft and bedroom wardrobes. In addition, there is contemporary lighting, gas central heating, double glazing, solar panels; and a front lawn, driveway, garage and an EV charging point.

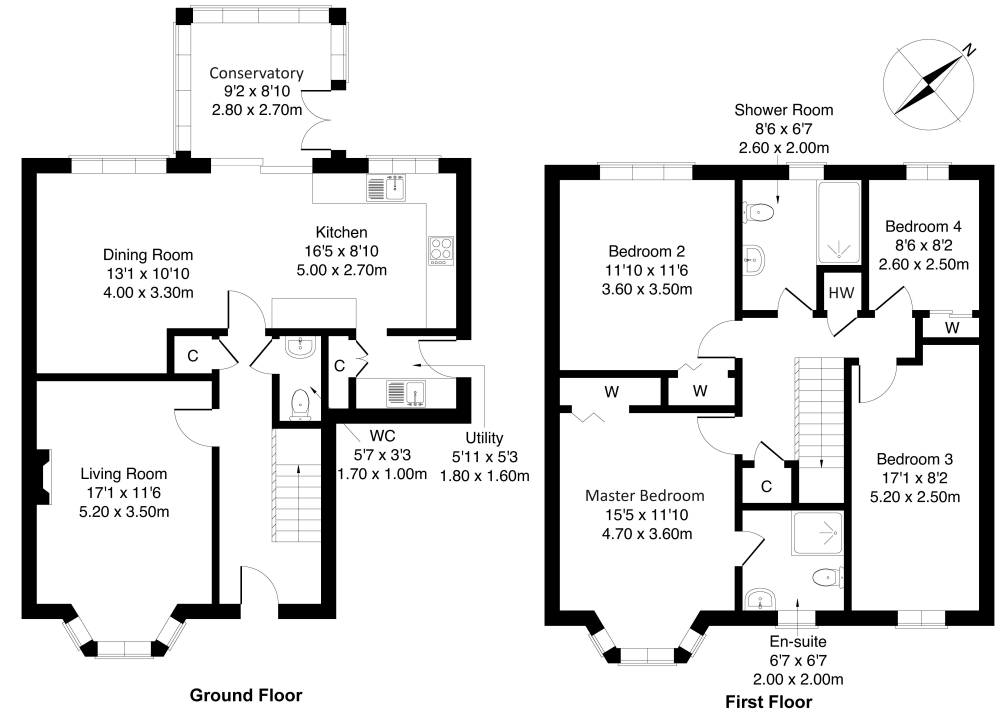
The property further benefits from a beautifully landscaped enclosed rear garden with a lawn, a patio, a gravelled path, a wood decked patio, a greenhouse and established shrubbery.

The development also offers additional unrestricted visitors' parking spaces and extensive well-maintained communal grounds.

A welcoming entrance hall affords access to the stairway leading to the upper hall and throughout the majority of the ground floor. Set to the front, a spacious living room has a bay window with a southerly-east-facing aspect, allowing plentiful natural light; a fireplace with a tasteful surround, fitted electric/smart blinds, carpeted flooring and a central light fitting. To the rear, an open-plan dining room and kitchen feature patio doors leading to a conservatory, offering a further lounge area and access to the rear garden. Modern fitted units include stone effect worktops with matching upstands, a sink with a drainer and hot water tap; an integrated gas hob with an extractor hood and a double-eye-level oven; and a freestanding fridge/freezer and dishwasher. Set off, a utility room provides further access to the garden and fitted units with space for freestanding appliances; whilst a convenient WC is set internally off the entrance hall.

On the upper floor, the master bedroom is set to the front, offering a generous room, with features including a bay window, carpeted flooring, fitted electric/smart blinds, a light fitting, a large built-in wardrobe and an en-suite shower room. Three further well-presented bedrooms are set to opposite aspects, with carpeted flooring, whilst bedrooms two and four also feature built-in wardrobes. Completing the accommodation, the family-size shower room is fitted with a modern suite, including a large cubicle with a mains mixer shower and panelled splash walls.

mov⁸ REAL ESTATE
48 Forrest Place, Armadale, Bathgate EH48 2GY
Approximate Gross Internal Area: (1561 sq ft - 145 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 mining town, set between Edinburgh and Glasgow, offering all the expected amenities of a town of its size, including a wide variety of high-street and speciality stores, bars, restaurants and cafes, including Co-op and ASDA supermarkets, a swimming pool, and primary and secondary schools. Armadale is a convenient commuting location with a request bus service and trains

every thirty minutes to both Edinburgh and Glasgow from the local station, just a short walk away; with excellent transport links to Edinburgh and Glasgow by road, with easy access to the M8 motorway and main central belt road network. The towns of Bathgate and Livingston are only a short drive away and offer comprehensive facilities and amenities, major stores 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

