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7 Cowdenhead Crescent, Armadale, EH48 3EB

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# 7

## Cowdenhead Crescent, Armadale



**With spacious east-and west-facing interiors characterised by high-quality fixtures and fittings and meticulous attention to detail, this four-bedroom detached villa offers families a delightful modern lifestyle in a sought-after Armadale setting.**

Approached via a neat front lawn and driveway leading to an integral garage, the comfortable home features a light-filled lounge overlooking the front garden; a stylish contemporary dining kitchen opening to the rear garden; utility and guest WC; a stunning principal double bedroom with luxurious en-suite shower room; three light and airy double bedrooms and a design-led family bathroom. A sizeable and enclosed west-facing rear garden completes the property.

Close to Black Moss Nature Park and just a short drive from schooling, amenities and swift commuter transport links to Edinburgh and Glasgow, 7 Cowdenhead Crescent presents a wonderful opportunity.

### What's special about this house

- An east-facing carpeted lounge overlooking the front garden offering a delightful place to relax and unwind.
- Impressive contemporary dining kitchen opening to the rear west-facing garden. Gloss handleless and under-base-lit wall and floor units are complemented by a striking tiled splashback and smooth grey worktops. High-spec integrated appliances include a gas hob and eye-level oven. There is convenient access to a guest WC and utility.
- East-facing and generously proportioned principal double bedroom featuring bespoke built-in mirrored wardrobes and a luxurious en-suite rainfall shower room.
- Design-led contemporary bathroom comprising a bath with wall-mounted rainfall shower, hidden cistern WC, countertop washbasin and a chrome towel radiator. Large grey porcelain tiles provide a chic finish.
- Enclosed rear garden designed with paving, decking and an expansive lawn. Ideal for entertaining and family life.
- Monoblock driveway and integral garage.





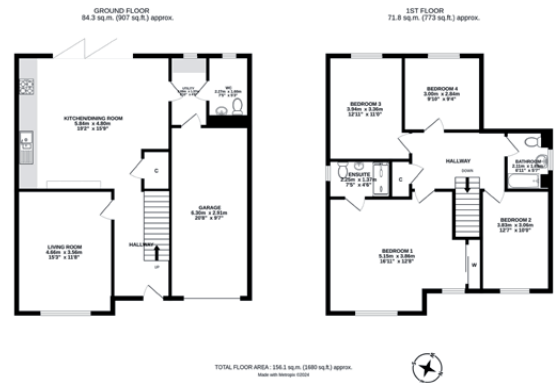
# Location and Amenities

- Within easy reach of Eastertoun, Armadale, and St Anthony's RC Primary Schools, and Armadale Academy.
- A sought-after residential setting ideal for families.
- Armadale's town centre offers a wide variety of pubs, restaurants, a library, post office, convenience stores, and local retailers.
- Ideal commuter location close to the M8 with easy access to Edinburgh (25 miles) and Glasgow (26 miles); the M9 is a short drive away.
- Armadale Train Station with regular and swift links to Edinburgh and Glasgow is less than a 10-minute drive.
- Edinburgh International Airport is just 17 miles from the property.
- Scenic green spaces on the doorstep including Black Moss Nature Reserve and Polkemmet Country Park.
- Near to family-friendly recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, Armadale Thistle Football Club, and Armadale Speedway



*“Stylish contemporary four-bedroom detached villa boasting spacious interiors, high-quality fixtures and fittings, and an east-west-facing orientation.”*

Home Report valuation	£330,000
Internal floor area	156 m <sup>2</sup>
School catchment	Eastertoun, Armadale, and St Anthony's RC Primary Schools, and Armadale Academy
Council tax band	Band F
EPC band	Band D
Train station	Armadale Station



## Dimensions:

**Ground Floor –**

Living Room	4.66 x 3.56m
Kitchen/Dining Room	5.84 x 4.80m
Utility	2.69 x 1.37m
WC	2.27 x 1.60m
Garage	6.30 x 2.91m

**First Floor –**

Bedroom (1)	5.15 x 3.86m
Ensuite	2.25 x 1.37m
Bedroom (2)	3.83 x 3.06m
Bedroom (3)	3.94 x 3.36m
Bedroom (4)	3.00 x 2.84m
Bathroom	2.11 x 1.69m

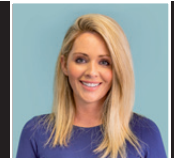
## Extras

All floor coverings, light fittings, all blinds, and all curtains are included.

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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**Natasha Fontaine**  
Property Manager