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Cricketfield Place, Armadale, EH48 2GB

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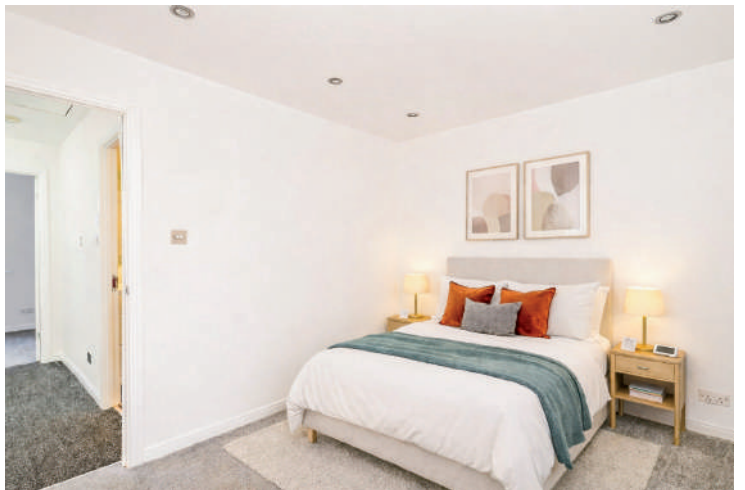
This two-bedroom end-terraced Armadale home characterised by its stylish well-appointed interiors, spacious considered layout, and landscaped rear garden presents an excellent opportunity.

In move-in condition, the ground floor features a bright and spacious living room alongside a dining kitchen opening to the landscaped garden. A guest WC completes the ground floor. On the first floor two light and airy double bedrooms share access to a sleek family bathroom.

Alongside the meticulously presented garden, there is a driveway for off-street parking. Close to schooling, amenities and transport links this impressive home will appeal to a variety of buyers.

What's special about this house

- A two-bedroom end-terraced Armadale home, offered in excellent condition, boasting a spacious considered layout, stylish well-appointed interiors, and a landscaped rear garden.
- Generously proportioned living room enjoying plentiful natural light and featuring an elegant decor including wood-inspired flooring, a statement accent wall, and a neutral colour palette.
- Dining kitchen opening to the rear garden. Showcasing a modern design it boasts oak-effect wall and illuminated base units, quartz-effect natural-hued worktops and integrated appliances that include a gas hob, oven, and extractor hood.
- Two light and airy double bedrooms each with carpeting and built-in storage.
- A sleek family bathroom complete with an L-shaped bath with wall-mounted shower, washbasin built into vanity and WC.
- Landscaped garden with a meticulous design that includes a manicured lawn, paving, and a bespoke seating area.
- A driveway provides off-street parking.
- Desirable residential location close to schooling, amenities, and transport links.

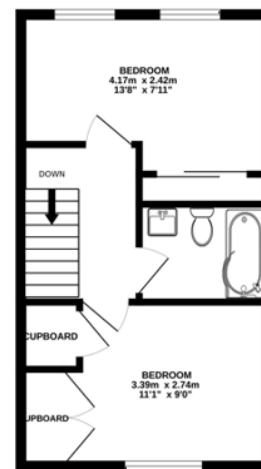
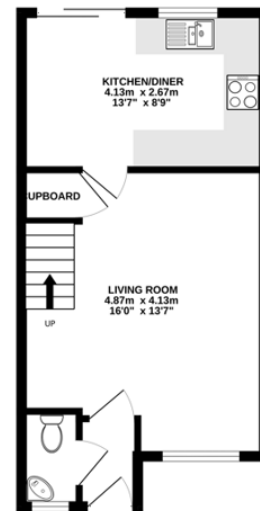


Location and Amenities

- Within easy reach of Armadale Primary School and Armadale Academy.
- 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 Railway Station with regular and swift links to Edinburgh and Glasgow is a ten-minute walk.
- Edinburgh International Airport is just 17 miles away
- Scenic green spaces within easy reach include Black Moss Nature Park 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.

"Two-bedroom end-terraced home, with ample rear garden space complete with private parking."

Home Report valuation	£170,000
Internal floor area	65m ²
School catchment	Armadale Primary School Armadale Academy
Council tax band	C
EPC rating	C
Train station	Armadale



Dimensions

Ground Floor

Living Room	4.87 x 4.13m
Kitchen/Diner	4.13 x 2.67m
WC	1.62 x 0.96m

First Floor

Bedroom 1	4.17 x 2.42m
Bedroom 2	3.39 x 2.74m
Bathroom	2.15 x 1.64m

Extras

All floor coverings, light fittings, blinds, oven/hob, dishwasher, washing machine, garden hut and garden furniture 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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Pioneers in Property



Kirsty Black
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.