



£233,000 Offers Over

Forrest PLace, Armadale, EH48

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Detached Family Home
- Peaceful Cul De Sac Location
- Lounge / Diner
- Breakfasting Kitchen
- Four Bedrooms
- Ensuite
- Large Enclosed Rear Garden
- Short Walk to Train Station

## Property Description

Beautifully presented throughout, this four bedroom detached family home is set within a peaceful cul de sac in a sought after modern development in Armadale.

## Main Particulars

Beautifully presented throughout, this four bedroom detached family home is set within a peaceful cul de sac in a sought after modern development in Armadale.

A welcoming entrance hall gives access to the lounge and living level w/c. The spacious lounge / diner has been tastefully decorated and leads through to a modern breakfasting kitchen that has been finished with white base and wall units, contrasting worktop and fitted with Integrated oven and gas hob. French doors open out into the rear garden and there is a handy storage cupboard. A further door in the kitchen offers access to the integral garage, perfect for car or additional internal storage.

Once upstairs the accommodation continues to impress and includes three double bedrooms and a single. The main bedroom has a generous en suite with rainfall style thermostatic shower, and all the doubles further benefit from built in storage.

Externally to the front a monobloc driveway provides off street parking for two cars. To the rear, the enclosed garden is a mixture of monobloc, artificial turf, and raised area laid with stone chips.

All blinds, and integrated appliances in the kitchen are included.

Lounge / Diner - 5.95m x 4.20m

Breakfasting Kitchen - 5.19m x 2.33m

Living level WC - 1.50m x 1.10m

Integral Garage - 6.00m x 2.74m

Bedroom 1 - 4.08m x 2.77m

Ensuite - 2.74m x 1.81m

Bedroom 2 - 4.26m x 2.66m

Bedroom 3 - 3.17m x 3.04m

Bedroom 4. - 2.47m x 2.14m

Family Bathroom - 2.00m x 1.97m

Location

Armadale is a popular village, with a great sense of community. Ideally placed for the commute a short walk from the railway station which connects to both Edinburgh and Glasgow and offers easy access to the M8 and the M9 network. The local schools are Southdale Primary, Armadale primary, St Anthony's primary and Eastertoun Primary. The catchment secondary schools are Armadale Academy, and St Kentigerns Academy. A well serviced town centre is only a short walk away.

#### IMPORTANT NOTE:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





