



35 Forrest Place, Armadale

Bathgate

Offers Over £255,000



## 35 Forrest Place

Armadale, Bathgate

Discover this stunning four-bedroom detached property, ideally situated in the heart of Armadale. Perfectly designed for modern family living, this home boasts a range of exceptional features and an unbeatable location close to transport links, schools, and local amenities.

As you step into the property, you are welcomed by a bright and inviting hallway which offers a convenient downstairs bathroom. The hallway flows seamlessly into the spacious open-plan lounge and living area, offering the perfect space for relaxing and entertaining.

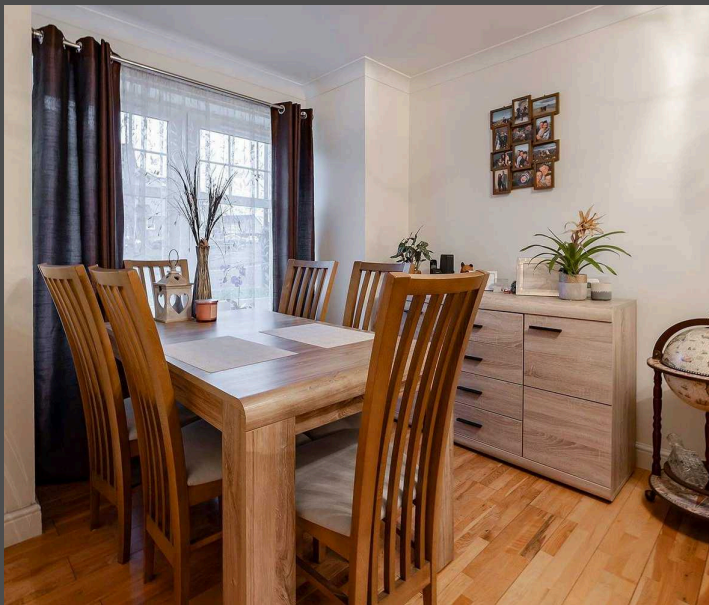
The highlight of this home is the modern kitchen, completed in 2024, which exudes style and practicality. Featuring sleek grey cabinetry with integrated appliances—including a fridge freezer, hob, and ample storage—this kitchen also includes a breakfast bar, making it the true heart of the home. Newly upgraded french doors lead directly from the kitchen to the private, southwest-facing rear garden, filling the space with natural light and offering a seamless connection between indoor and outdoor living. The garden is a tranquil retreat, with no overlooking properties and mature trees providing privacy.

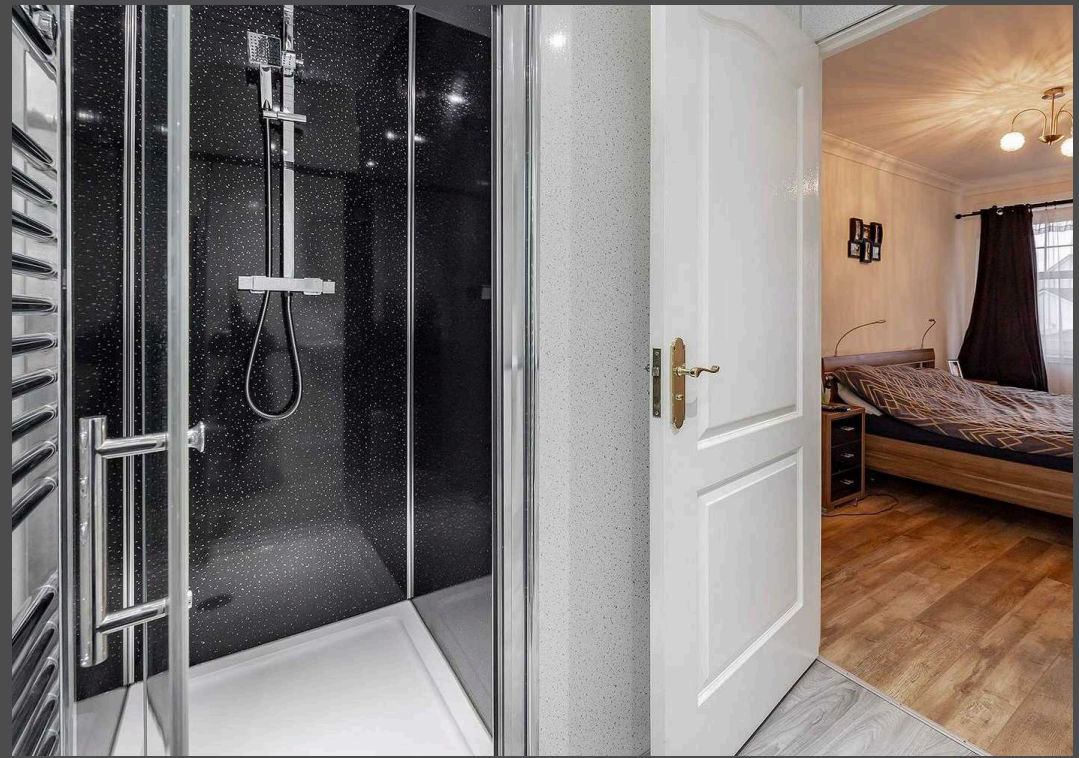


For added convenience, a door from the kitchen grants direct access to the garage, which, along with the driveway, provides ample parking.

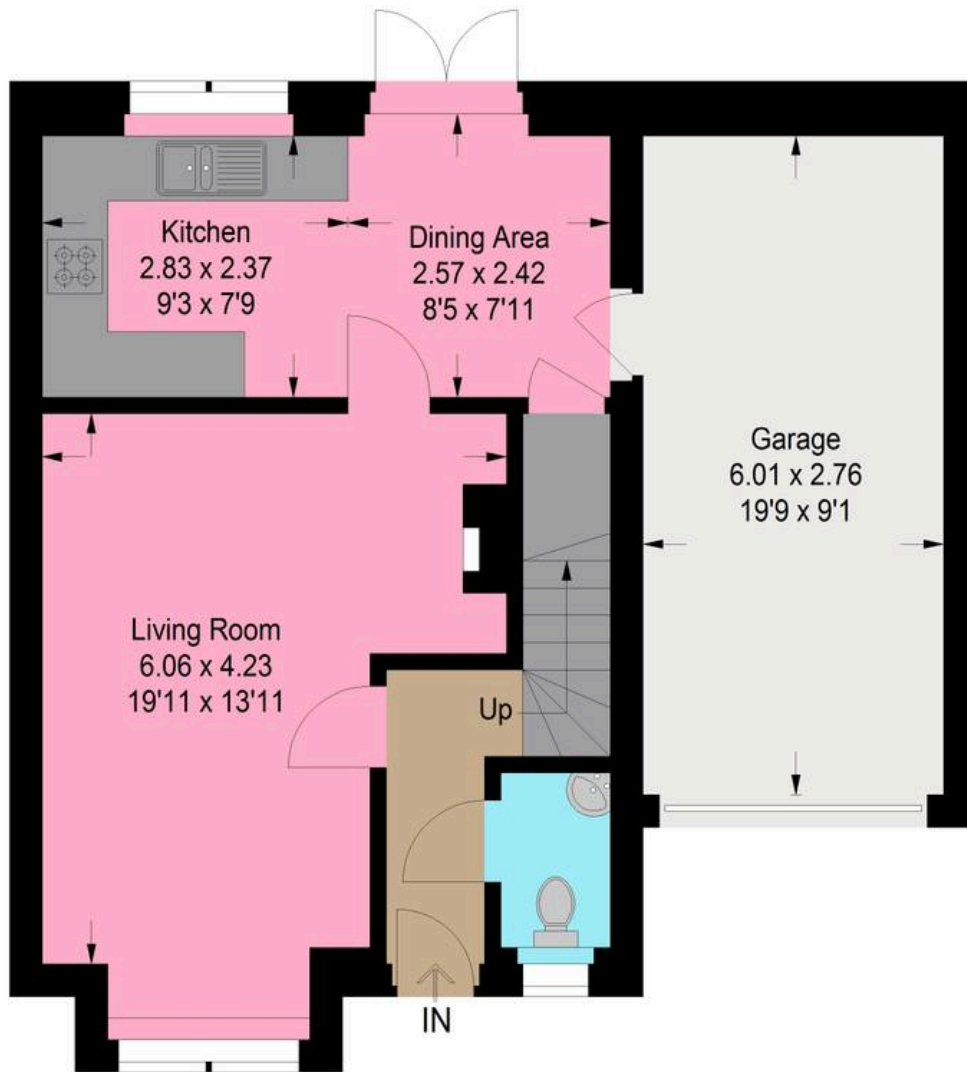
Upstairs, you'll find four bedrooms. The master bedroom features a king-size bed and a recently upgraded en suite, offering a touch of luxury. Three of the bedrooms benefit from built-in storage, ensuring practicality for family life. A family bathroom completes the upper floor, adding further convenience.

This home is perfectly positioned, just a short drive from Blackridge and Armadale train stations, as well as excellent schooling and shopping facilities. It truly offers the ideal blend of modern comfort and location, making it the perfect choice for families.

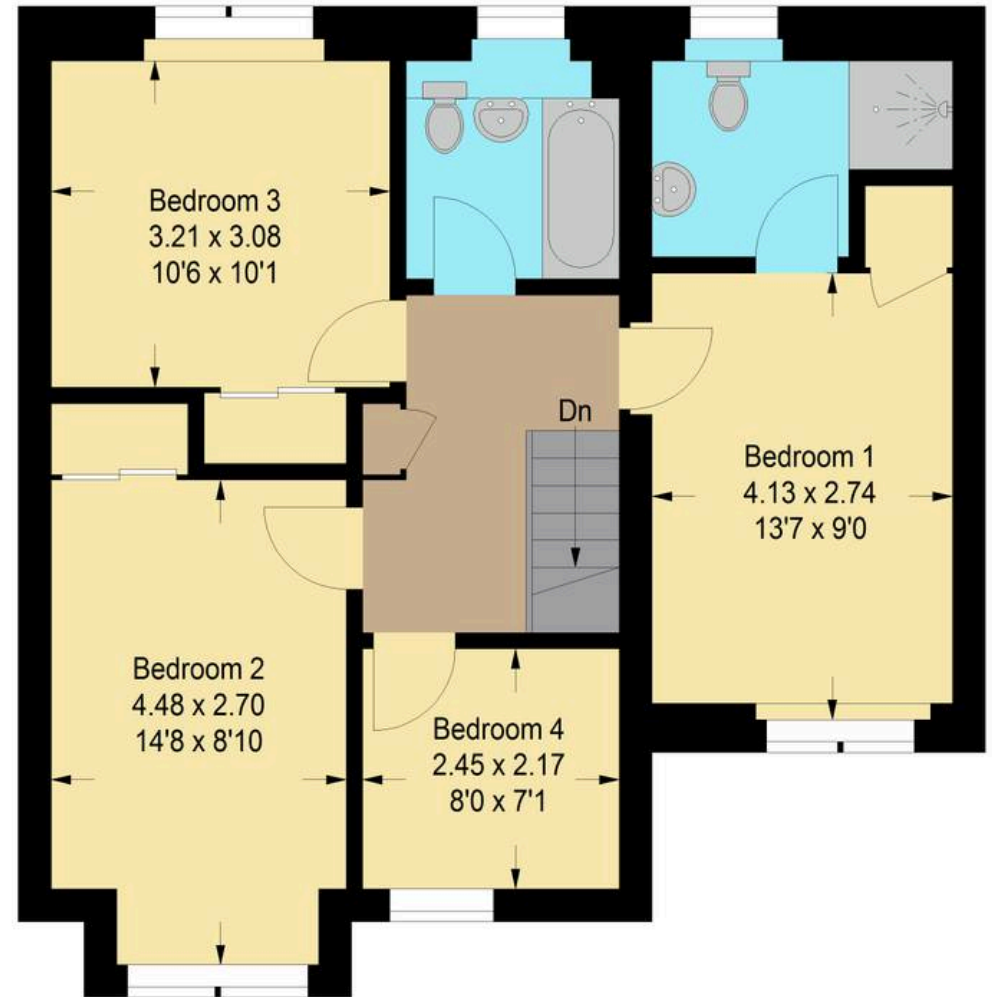




Approximate Gross Internal Area (Including Garage)  
121.9 sq m / 1312 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1151366 / Ref:89688)



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