



1 Netherhouses Road, Armadale

Offers Over £270,000



1 Netherhouses Road

Proud to present 1 Netherhouses Road, Situated within a modern residential development in the thriving town of Armadale, this exceptional four-bedroom home boasts expansive living spaces, a showstopping kitchen, and an impressively large, recently landscaped rear garden. With a generous driveway and stylish upgrades throughout, this walk-in-ready property is ideal for families and professionals alike. Upon entering, you are welcomed into a bright and airy hallway, setting the tone for the spacious and contemporary home that awaits.

The lounge is a true highlight, offering a stylish and inviting retreat. Currently accommodating multiple sofas with ample space for freestanding furniture, this room is bathed in natural light from the large front-facing window, enhancing its airy and welcoming atmosphere—perfect for relaxing evenings or quality family time.

The kitchen and dining space is simply breath-taking—both in size and style. This expansive, open-plan space is designed for both functionality and aesthetics, featuring sleek white units, warm oak worktops, and contemporary grey walls that create a stunning modern contrast. The vast worktop and cupboard space provide excellent storage and preparation areas, while high-end integrated appliances, including a fridge freezer, dishwasher, and oven/hob, ensure a seamless culinary experience. The generous layout even allows for a dedicated dining area, easily accommodating a table for four - six—ideal for hosting lively dinner parties or enjoying everyday family meals. The true showstopper of this space is the elegant French doors, which flood the room with natural light and offer direct access to the rear garden, creating a seamless indoor-outdoor flow.

Just off the kitchen, a spacious utility room provides excellent additional storage and designated areas for freestanding appliances such as a washing machine and dryer, ensuring



Upstairs, the home continues to impress with three exceptionally spacious double bedrooms. The main bedroom is truly grand, easily accommodating a king-size bed with ample room to spare for freestanding furniture. Built-in storage ensures a clutter-free aesthetic, while a stylish feature-panelled wall adds a touch of contemporary elegance. This bedroom is further enhanced by a luxurious en-suite, featuring sleek tiling and modern fixtures, providing both convenience and sophistication.

The second bedroom is equally impressive, comfortably fitting a king-size bed and a dedicated dressing area, making it an ideal retreat. Its neutral décor ensures fantastic potential for personalization.

The third bedroom is also generously proportioned, easily accommodating a double bed with ample space for freestanding wardrobes and additional furniture, ensuring comfort and practicality.

Completing the upper floor is the recently upgraded family bathroom, designed to an exceptionally high standard. The centrepiece is the spacious walk-in shower, beautifully finished with luxurious marble-effect tiling, sleek black fixtures, and a high-end rainfall showerhead, creating the ultimate spa-like retreat.

The rear garden is truly immense, offering an expansive, sun-drenched outdoor sanctuary perfect for entertaining, family fun, or quiet relaxation. Recently landscaped to a high standard, this west-facing haven is designed for both style and low maintenance, featuring a combination of artificial grass, stylish pebbled areas, and spacious slabbing—ideal for hosting barbecues, summer parties, or creating the ultimate children's play zone. With its private setting and generous proportions, this outdoor retreat enjoys all-day sunshine, making it a rare gem in modern residential living.

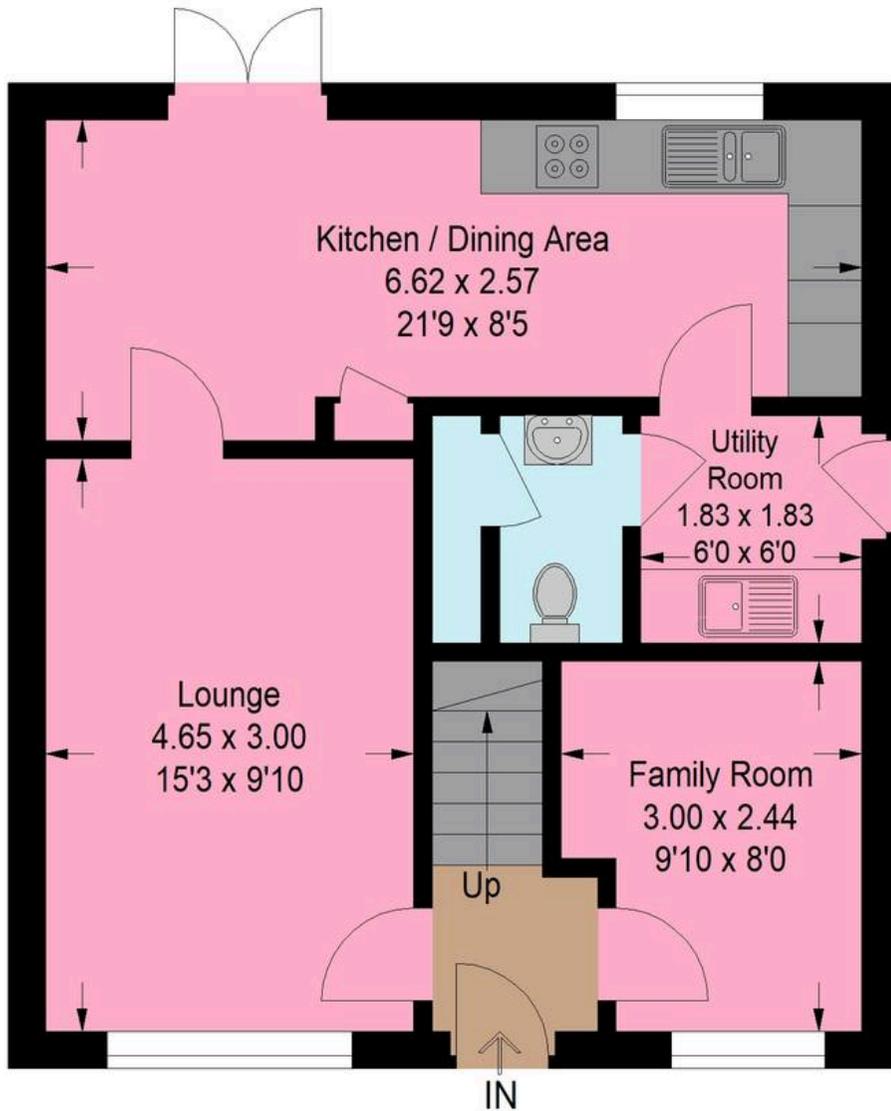
At the front, a large driveway provides ample off-street parking, adding further convenience to this exceptional home.

This stylish and spacious home is ideally situated in the heart of Armadale, offering easy access to local amenities, schools, and transport links. Just a short drive from essential shops and services and within walking distance of Armadale Railway Station, it provides a quick and convenient commute to Edinburgh. With easy motorway access, this property seamlessly combines modern family living with excellent connectivity.

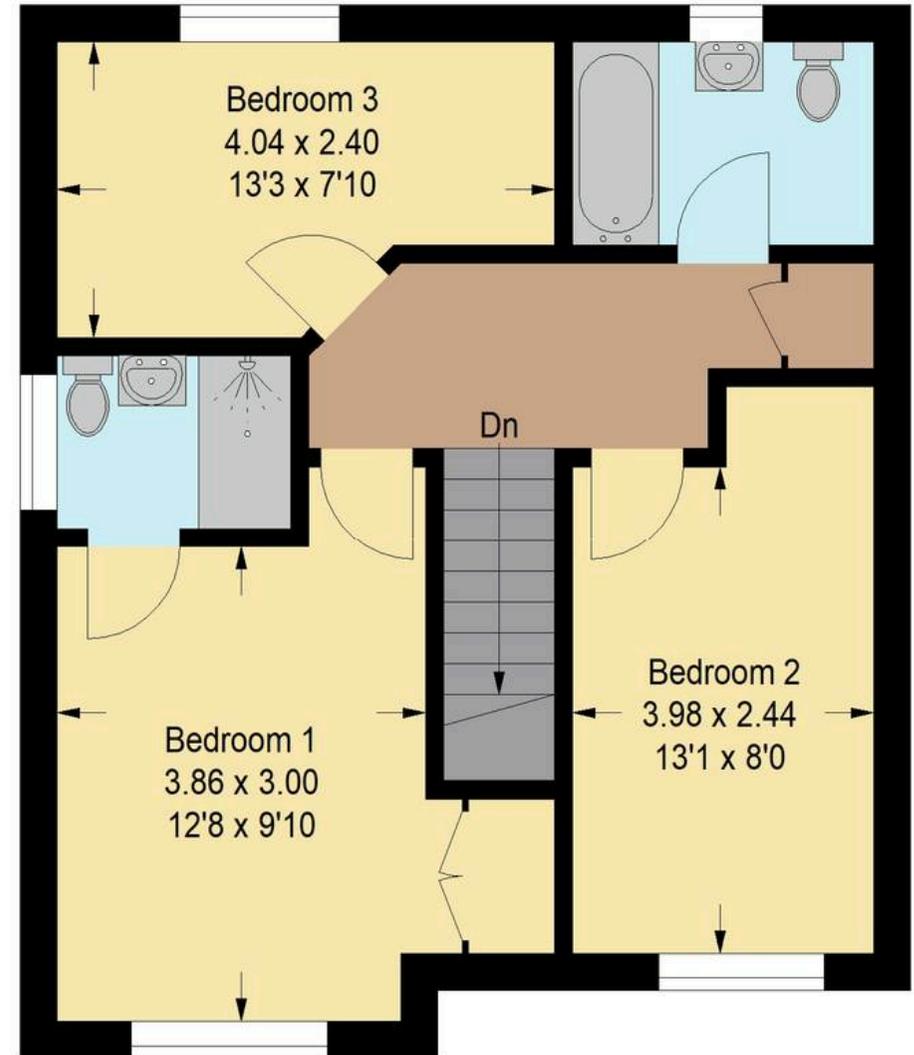




Approximate Gross Internal Area = 100.6 sq m / 1083 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1170704 / Ref:90041)



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