





26 Drove Road

Armadale

Welcome to 26 Drove Road, a charming and well-loved home nestled in the heart of Armadale. Lovingly maintained for over 40 years, this beautifully presented property is now ready for new owners to create their own cherished memories. Perfectly suited for first-time buyers or growing families, this home offers a delightful blend of comfort, style, and practicality.

Upon entering, you'll be welcomed by a warm and inviting atmosphere, with the immaculate, move-in-ready condition evident throughout. The bright and spacious living and dining area is bathed in natural light, thanks to the large front-facing window and patio doors at the rear. These doors open onto a private garden, which enjoys uninterrupted views with no properties behind.

At the heart of the home, the recently upgraded kitchen showcases modern elegance with its sleek black glossy cabinetry, integrated appliances, and a stylish breakfast bar. The ground floor also features a contemporary family bathroom, recently refurbished with a chic wet-wall effect finish and a shower-over-bath, ensuring both style and low-maintenance convenience. A practical under-stair storage cupboard completes this level, providing additional space for household essentials.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

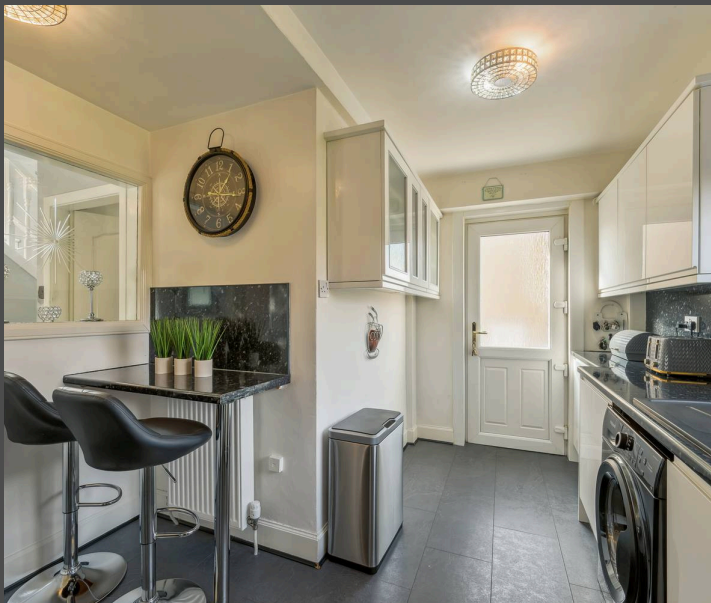


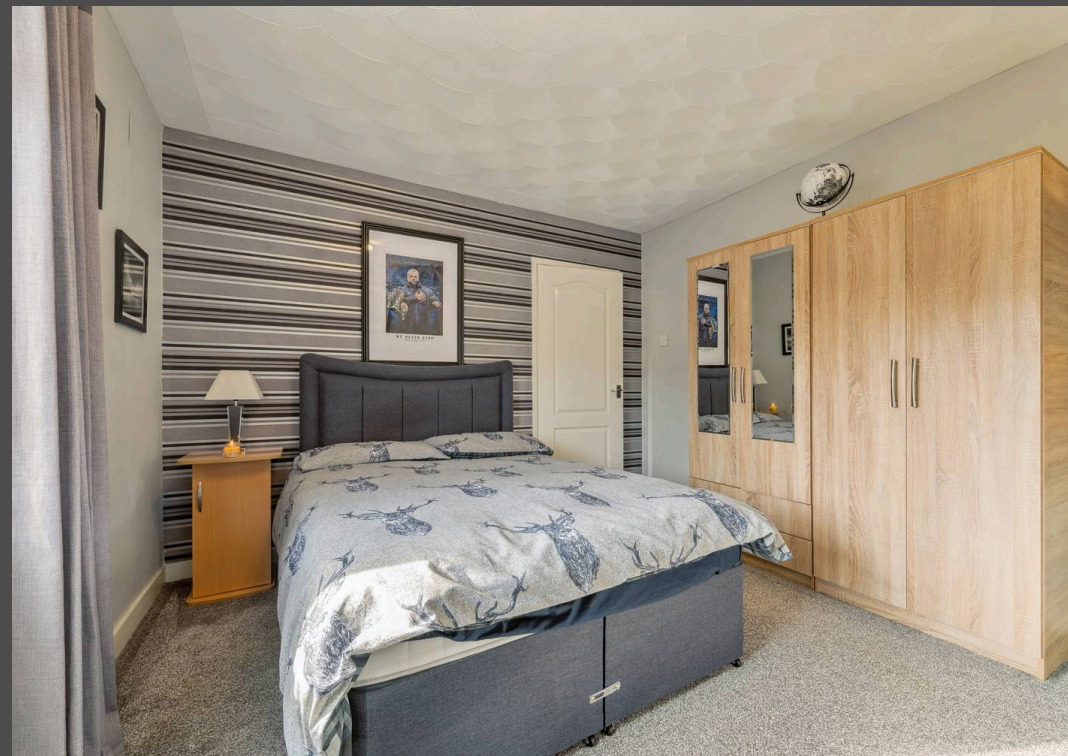
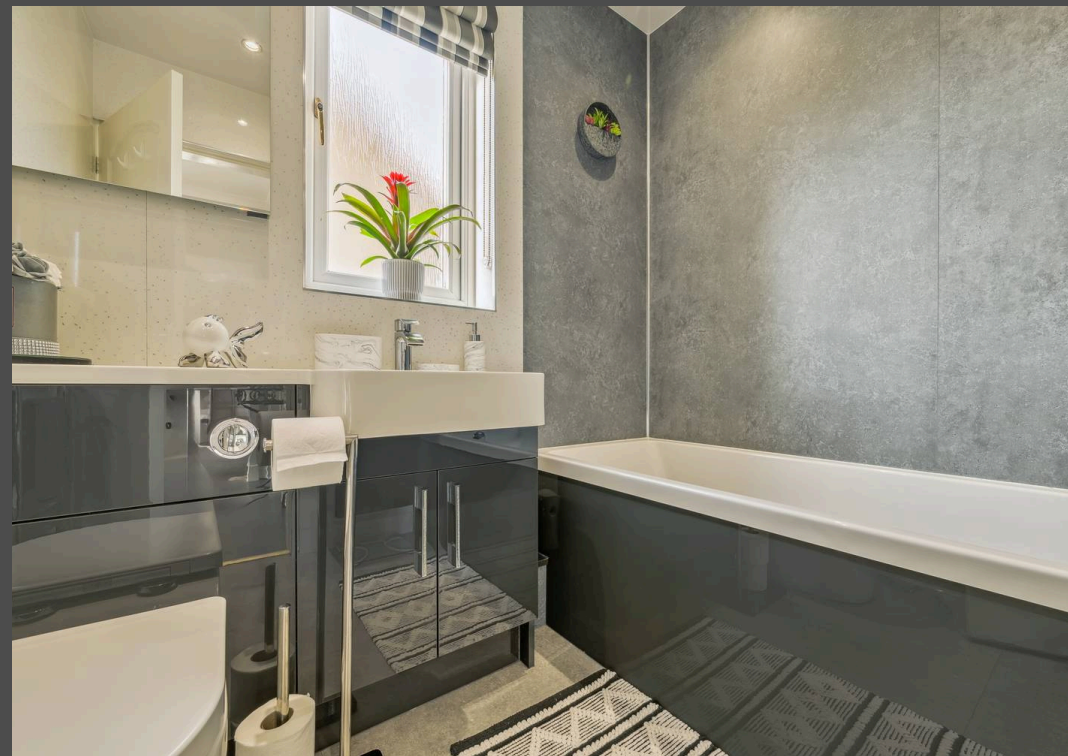
High ceilings throughout the property further enhance the sense of space and openness. Upstairs, you'll find three generously sized bedrooms, each capable of accommodating a king-size bed while still offering ample space for freestanding furniture. Properties with bedrooms of this size are a rare find, making this home a fantastic option for those seeking both comfort and flexibility.

Situated in a highly desirable location, 26 Drove Road is within easy reach of Armadale's excellent amenities. Families will appreciate the close proximity to well-regarded schools, including Armadale Primary School, St. Anthony's RC Primary School, Eastertoun Primary School, and Armadale Academy. Everyday essentials are just a short walk away, with a variety of local shops including Scotmid Co-operative, a post office, and a traditional butcher and bakery offering fresh produce and delicious baked goods.

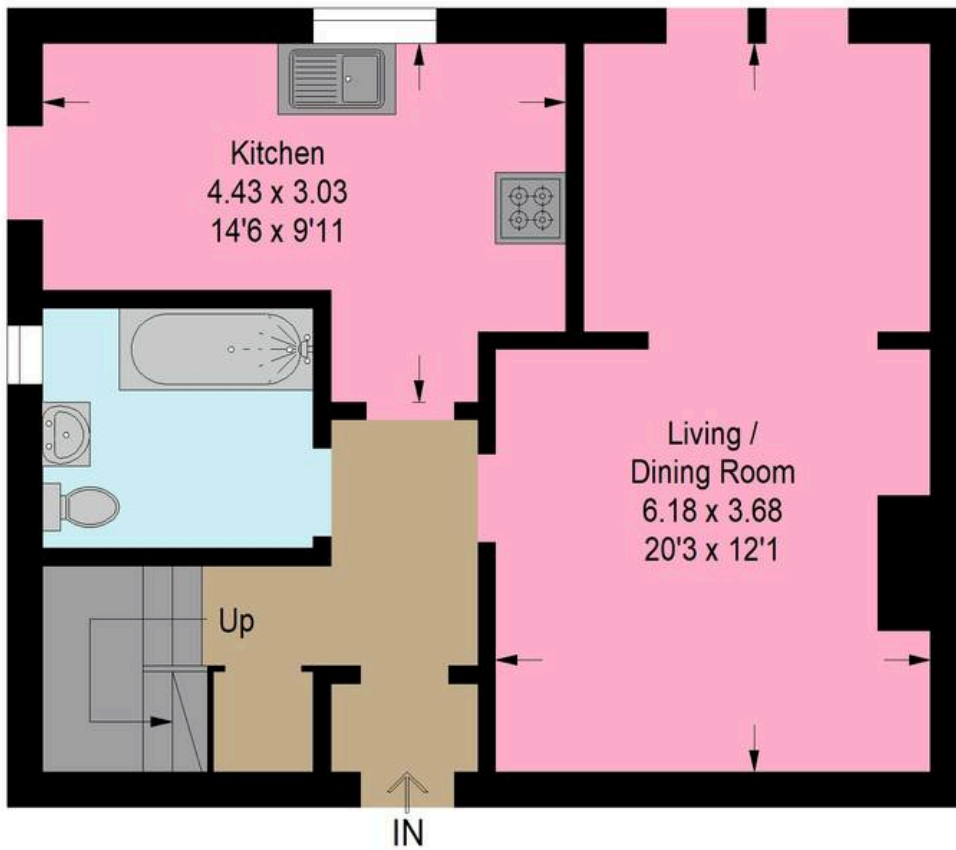
For those who enjoy the outdoors, there are plenty of scenic walking trails nearby, including the Blackridge and Armadale Circular, providing an excellent escape into nature. Commuters will benefit from the property's prime location just a five-minute drive from Armadale Train Station, offering direct links to both Edinburgh and Glasgow. Easy access to local motorway connections further enhances the convenience of this fantastic home.

With its spacious interiors, modern upgrades, and excellent location, 26 Drove Road is a rare gem that offers the perfect balance of tranquility and accessibility.





Approximate Gross Internal Area = 93.6 sq m / 1008 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1177811 / Ref:90163)



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