





Magnificent 3 Bedroom Detached Villa!

Niall McCabe & RE/MAX Property are proud to welcome to the market this splendid 3 bedroom detached villa, which is located in the coveted Morgan Way, Armadale. The property enjoys a bespoke finish, complete with exquisitely styled rooms, a flexible layout and professionally landscaped gardens – this is an ideal family home for years to come.

Accommodation comprises; welcoming hallway, dual aspect lounge/diner, breakfasting kitchen, utility, W.C, 3 double bedrooms, 2 bathrooms and striking gardens.

Armadale is an expanding town perfectly situated for the commuter. A train station provides excellent links to Edinburgh and Glasgow with a regular service in either direction. The M8 and M9 motorways are also easily accessible. The town offers a good selection of shops and services for everyday needs, with a more comprehensive range available in nearby Bathgate and Livingston. There is a selection of schooling for all ages available within the town, whilst there is also a choice of restaurants and a fitness centre with a swimming pool.

The home report can be downloaded from our website.

Freehold

Council tax band B

Factor Fee – N/A, only Greenbelt

Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

Some images may have been virtually staged for marketing purposes.

Lounge/Diner

23' 2" x 13' 0" (7.06m x 3.96m)

A stunning dual-aspect lounge/diner, impeccably styled in elegant neutrals with beautiful Karndean flooring. Central lighting enhances the versatile space, perfect for various furniture layouts. Sliding doors open onto the charming rear gardens, seamlessly blending indoor and outdoor living.

Kitchen

9' 5" x 9' 0" (2.87m x 2.75m)

A charming Shaker-style breakfasting kitchen featuring a range of base and wall units, stylish splashback, and contrasting flooring. Includes integral appliances with additional space for freestanding options, combining practicality with timeless elegance.

Utility Room

5' 7" x 5' 6" (1.69m x 1.68m)

Located just off the kitchen is a handy utility, which houses additional laundry and cleaning appliances, and access to the rear garden.

W.C

5' 6" x 3' 7" (1.68m x 1.08m)

Striking 2-piece, crisp white suite complete with fabulous tiling and floor design.

Bedroom 1

12' 1" x 10' 11" (3.68m x 3.32m)

An impressive principal bedroom boasting plush carpeting, a sleek feature wall, and stylish fitted storage, creating a luxurious yet practical retreat.



En-Suite

7' 3" x 4' 1" (2.22m x 1.25m)

Gorgeous, tiled 3-piece shower room with striking wash basin and W.C – sunk into sleek vanity, with contrasting tones.

Bedroom 2

15' 7" x 8' 9" (4.76m x 2.66m)

A spacious and stylish double bedroom, Bedroom 2 features plush flooring and a soft neutral finish, offering a serene and inviting ambiance.

Bedroom 3

12' 1" x 6' 9" (3.68m x 2.07m)

Bedroom 3 is a versatile space, perfect for a bedroom, home office, or creative retreat, showcasing the true flexibility of this exceptional property.

Family Bathroom

10' 7" x 5' 11" (3.23m x 1.80m)

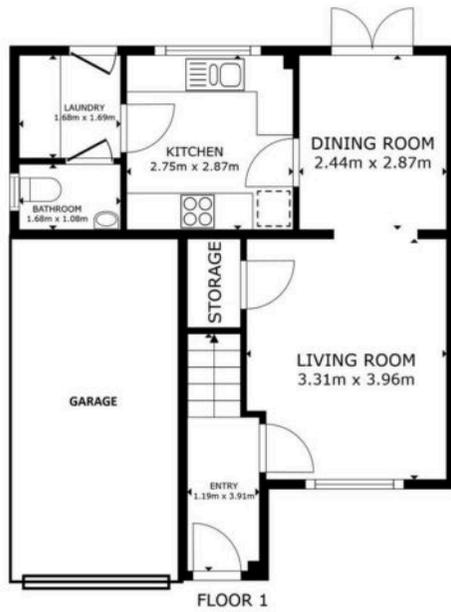
A stylish 3-piece family bathroom featuring a large bathtub, wash hand basin, and W.C. Modern flooring and a glazed window fill the space with natural light.

Exterior

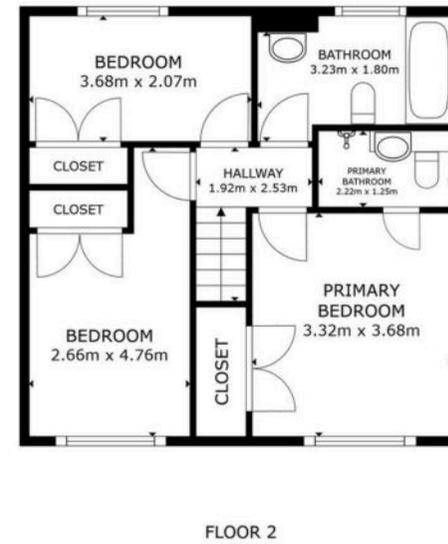
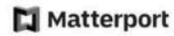
The property is accompanied by luscious gardens – and a mature, yet private plot. The rear has been professionally landscaped and designed to lap up every bit of sunshine – there are many terraces and patio areas, ideal for entertaining, and a luscious lawn.

The front of the property boasts a double driveway, mature lawn, side access and access to the integral single garage.



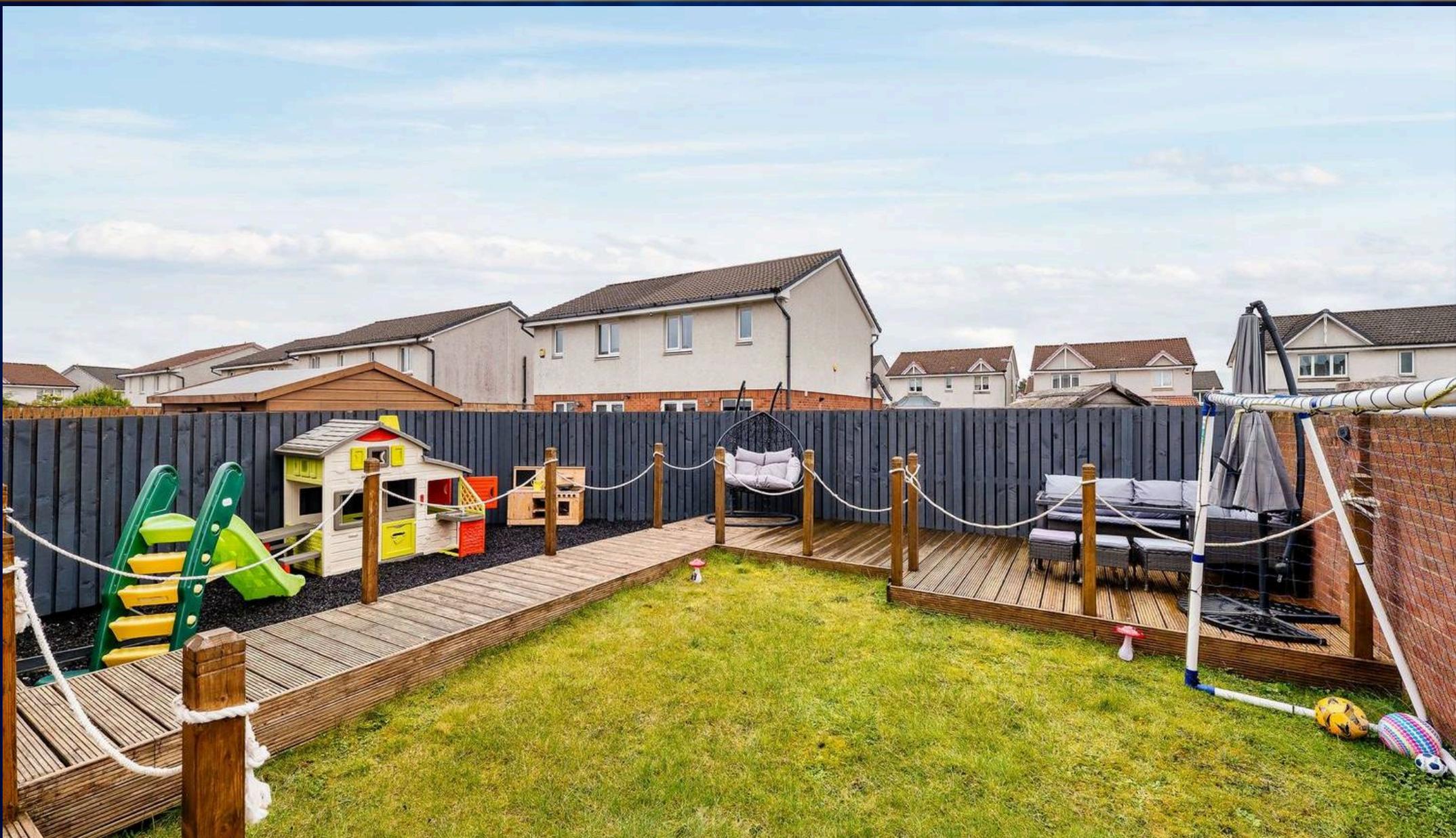


GROSS INTERNAL AREA
 FLOOR 1 39.7 m² FLOOR 2 48.5 m²
 TOTAL: 88.2 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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RE/MAX Property

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