



1 Rodger Crescent, Armadale

Offers Over £260,000



## 1 Rodger Crescent

Armadale

Welcome to Rodger Crescent, a beautifully presented three bedroom detached home in Armadale, complete with a garage, two car driveway, and a private south facing garden. Move in ready and thoughtfully designed, this property offers generous living space and modern finishes, making it an ideal choice for families, professionals, or anyone looking for a well-connected home in a desirable location.

As you step inside, you are greeted by a bright and welcoming hallway that sets the tone for the home. Straight ahead, the spacious open-plan lounge and dining area provides a versatile setting for both everyday living and entertaining. With ample space for a large sofa, media wall, and a dining table for four to five people, this room is perfect for family gatherings. Patio doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. A handy under stair storage cupboard adds practicality.

To the side of the property, the modern kitchen offers both style and functionality. Finished with white-gloss cabinetry and black worktops, it features an integrated oven and grill, fridge freezer, four-point gas hob, dishwasher, and washing machine. The layout provides excellent worktop space, with room for a breakfast table for casual dining. Completing the ground floor is a well-sized WC, finished in neutral tones with splashback tiling.



Upstairs, the landing introduces three spacious double bedrooms. The principal bedroom is a standout, comfortably hosting a king or even super king-size bed, with space for bedside cabinets and a chest of drawers. It also benefits from a private en-suite with a standing shower, splashback tiling, and a modern, neutral finish. The second bedroom also accommodates a king-size bed with furniture, while the third bedroom is ideal as a double room, perfect for guests, children, or a home office.

The family bathroom has been recently upgraded to an exceptional standard, offering a stylish three-piece suite with a bathtub, overhead shower, and elegant wet wall tiling throughout. Gold accents bring a touch of luxury to this inviting space.

Externally, the home boasts a south-facing rear garden, designed to capture sunlight throughout the day, ideal for summer barbecues, family gatherings, or simply unwinding in a private and peaceful setting. To the front there is a single garage and the driveway accommodates two cars, complemented by the single garage for secure parking or additional storage.

Rodger Crescent is superbly located within walking distance of Armadale Train Station, providing excellent links to both Edinburgh and Glasgow. The M8 motorway is also easily accessible for drivers. Families are well served by local schools, including Southdale Primary School and Armadale Academy, while everyday essentials are within easy reach thanks to nearby ASDA supermarket, Armadale High Street shops, Scotmid, and Oakville View Dental & Oral Surgery. With a full range of amenities close by and fantastic commuter connections, this property offers both convenience and community.

Council Tax band: E

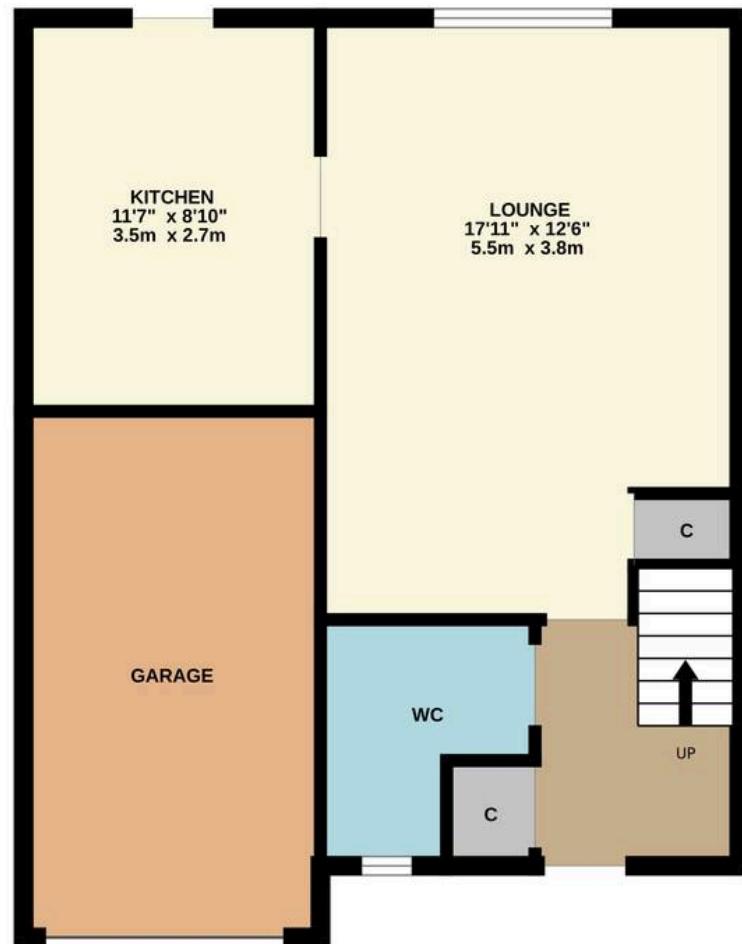
Tenure: Freehold

EPC Energy Efficiency Rating: C

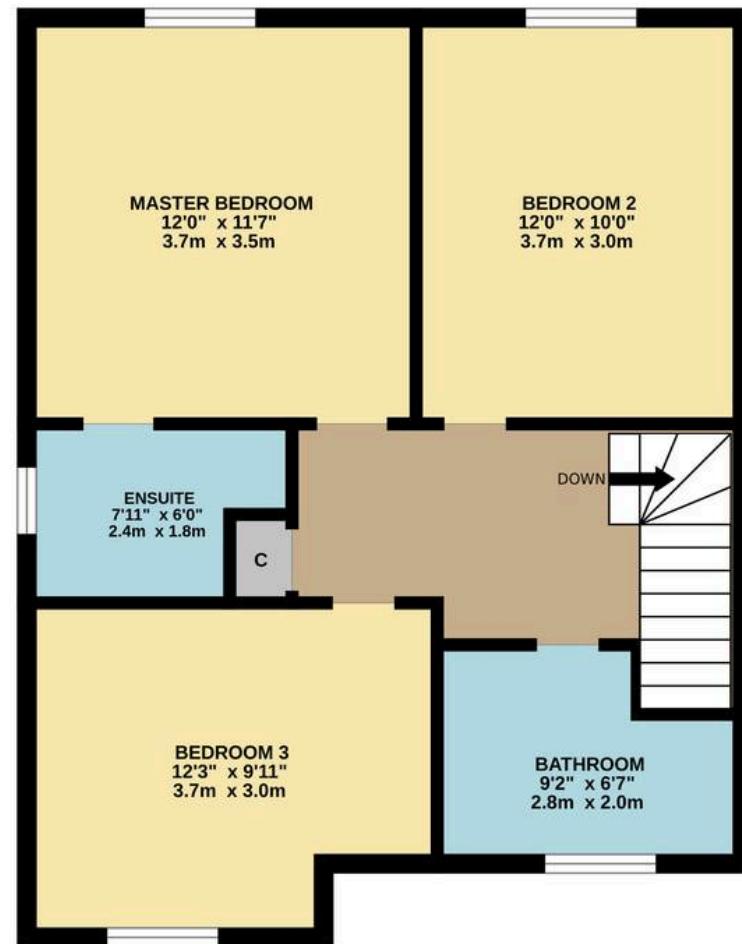
EPC Environmental Impact Rating: B



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1001sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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