



69 Sibbald View

Armadale

Welcome to Sibbald View, an impressive six bedroom detached smart home set across three spacious levels and perfectly positioned within one of Armadale's most family-friendly neighbourhoods. Featuring automated lighting systems and modern smart-home integrations, this property delivers both comfort in every corner. With a sunroom, a single-car garage, a multi-car driveway and exceptionally generous room sizes throughout, this substantial home is ideal for large families, multi-generational living, or anyone seeking versatile space in a well-connected location.

As you enter, you're welcomed by a bright and inviting hallway that immediately sets the tone for the scale and comfort this home provides. To the left, the lounge offers a warm and spacious retreat, comfortably accommodating a large sofa while featuring an impressive media wall and a feature fireplace. The generous front-facing window floods the room with natural light, creating a relaxing and inviting atmosphere. Within the hallway, the downstairs WC is conveniently placed under the stairs and finished with splashback tiling and attractive half-height panelling.

To the rear, the open plan kitchen is connected to the sun room, creating the ideal hub for family life. The kitchen features sleek cabinetry paired with wooden style worktops, generous workspace and a full range of integrated appliances including an oven, grill, induction hob, dishwasher and space for an American-style fridge freezer. This space is both practical and stylish offering everything you need in a contemporary family kitchen. Just off the kitchen is the sunroom, a wonderfully bright and versatile space surrounded with 180 degree windows overlooking the rear garden. Perfect as a second lounge, reading nook, or entertaining area the sunroom brings the outdoors in and adds a luxurious extra layer of flexibility to the home.

To the right of the kitchen, the separate dining room comfortably fits a six-seater dining table and features beautiful character panelling with neutral décor and an elegant ambience ideal for dinner parties and family gatherings.

The first floor accommodates four generously sized bedrooms, each offering excellent space and versatility. The principal bedroom is particularly impressive, comfortably hosting a super king-size bed with bedside cabinets, and benefiting from dual-aspect windows that enhance the sense of space and light. This room also enjoys its own stylish en-suite, finished with wet wall panelling, chrome accents, a standing shower and a made-to-measure mirror.



Bedroom two is located to the rear of the property and offers a wonderfully quiet and private setting. This room can comfortably accommodate a king-size bed, bedside cabinets and additional furniture such as a chest of drawers. It benefits from a fitted double wardrobe providing excellent built-in storage without compromising floor space. Large windows invite plenty of natural light making this an airy and welcoming space, perfect as a restful guest bedroom. Bedrooms three and four both offer excellent flexibility to suit a range of needs. Bedroom three has a slightly larger footprint, easily accommodating a king-size bed and benefiting from its own fitted wardrobes. Bedroom four can comfortably fit a double bed and features a fitted cupboard for valuable built-in storage.

The main family bathroom on this level is a generous four-piece suite, complete with a separate shower, bathtub, chrome fittings, quality tiling and excellent natural ventilation via the fitted window.

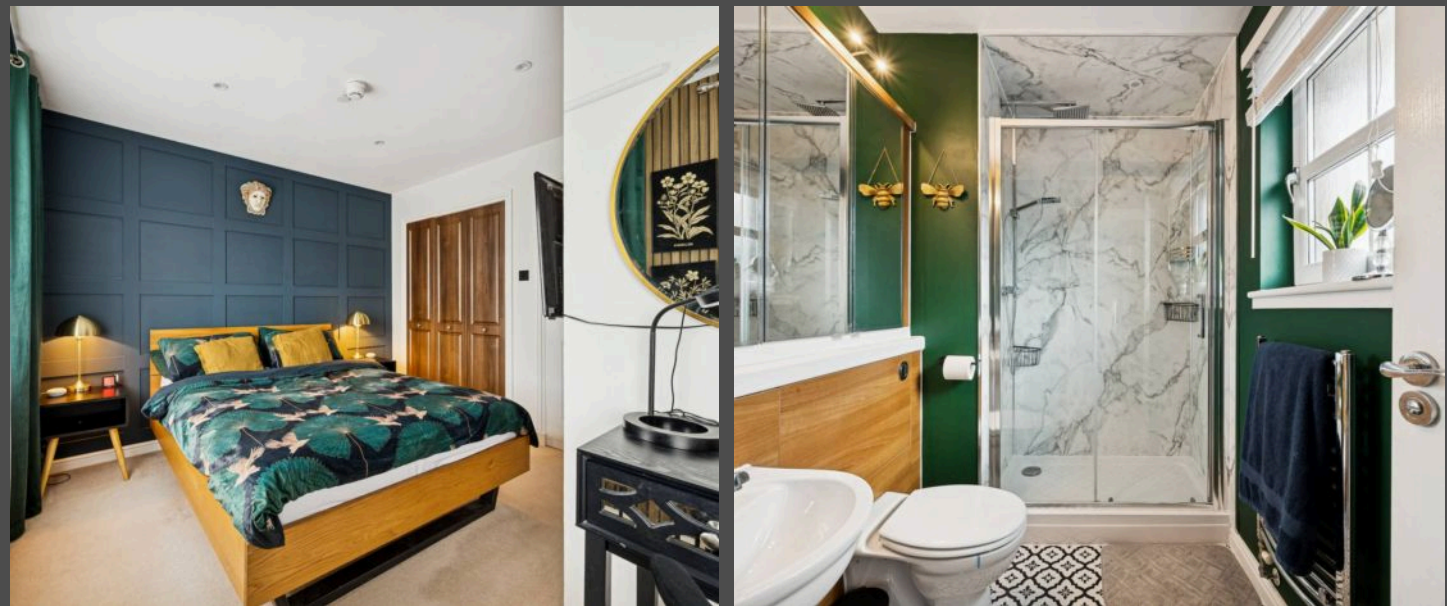
Bedrooms five and six occupy the top floor and both benefit from generous proportions and beautiful skylight windows that fill the spaces with natural light. Bedroom five comfortably accommodates a king-size bed with plenty of extra room for a desk, dressing area or storage, while bedroom six – the larger of the two – can easily host a super king-size bed along with additional furniture. Together, they offer bright, versatile spaces ideal for guests, older children or use as creative work areas.



Externally, the rear garden provides a peaceful, low-maintenance outdoor space, ideal for barbecues, family gatherings, or quiet relaxation. The garden feels wonderfully private and secure, offering the perfect outdoor retreat. The property also benefits from a single-car garage, excellent driveway parking for three to four vehicles and a play park conveniently located just around the corner, perfect for families with young children.

Sibbald View is ideally situated in the heart of Armadale, a thriving and well-connected town with everything you need right on your doorstep. You are minutes away from Armadale Medical Group Practice, Oakwell View Dental and Oral Surgery and the popular Armadale High Street, which offers an excellent selection of shops, cafés, restaurants, and amenities. Families will appreciate the close proximity to Armadale Academy and Southdale Primary School and commuters benefit from being just a short drive from Armadale Train Station, providing direct links to Edinburgh and Glasgow. The M8 motorway network is also easily accessible, making travel across the central belt straightforward. With supermarkets including ASDA nearby and a range of leisure options within easy reach, this is a superb location for families, professionals, and anyone seeking convenience and community.

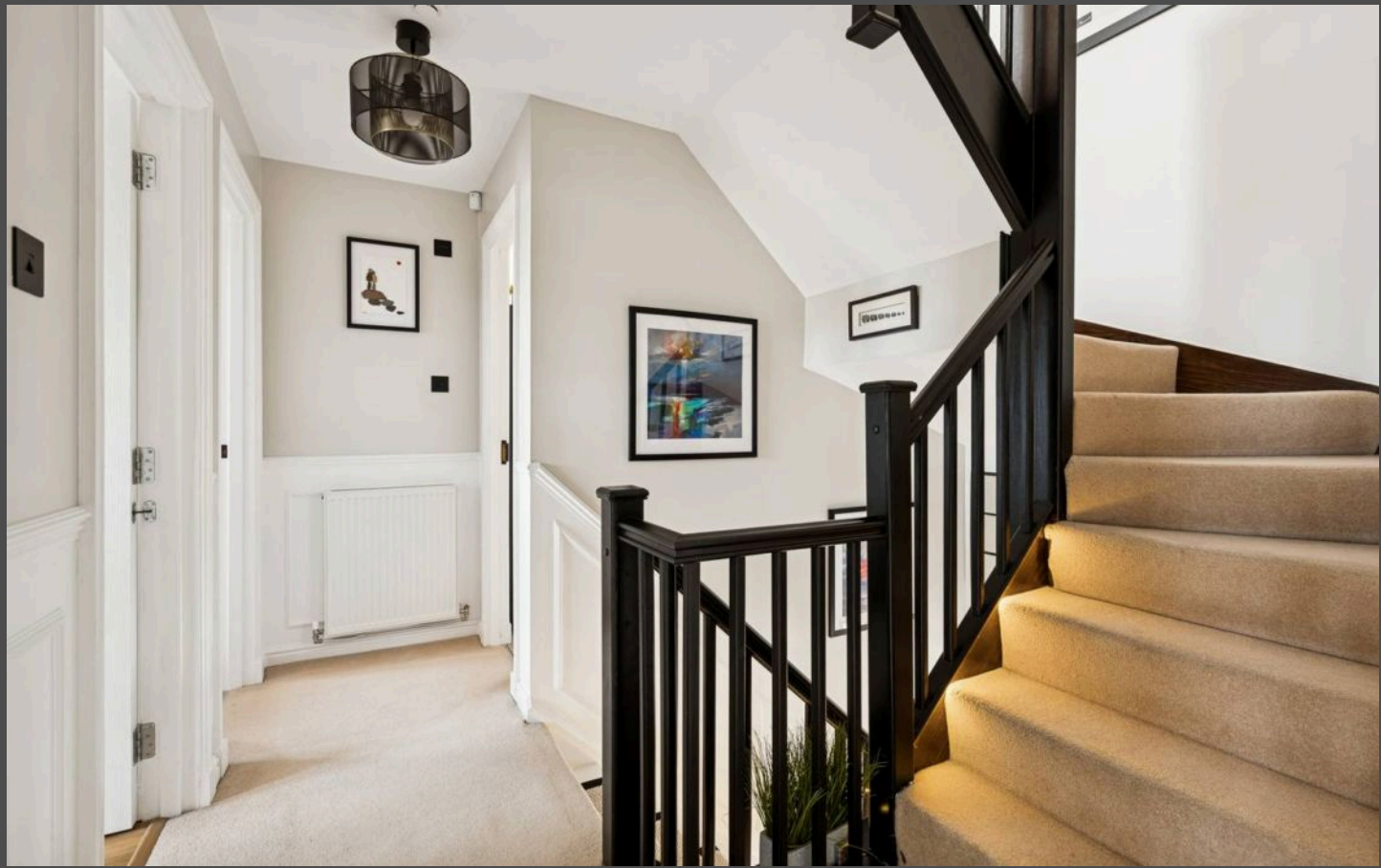
This home is a truly exceptional home offering space, versatility and comfort in abundance, perfectly designed for modern family living in a well-established and desirable residential setting.



- Substantial Six Bedroom Detached home with Smart Home System
- Modern Kitchen with Integrated appliances
- High Quality Finishes Throughout
- Open Plan Living Areas
- Landscaped, low-maintenance rear garden ideal for entertaining and relaxation
- Utility Area in Garage
- Single Garage & Multi Car Driveway
- Excellent commuter links via the M8 to Edinburgh and Glasgow

Driveway

4 Parking Spaces

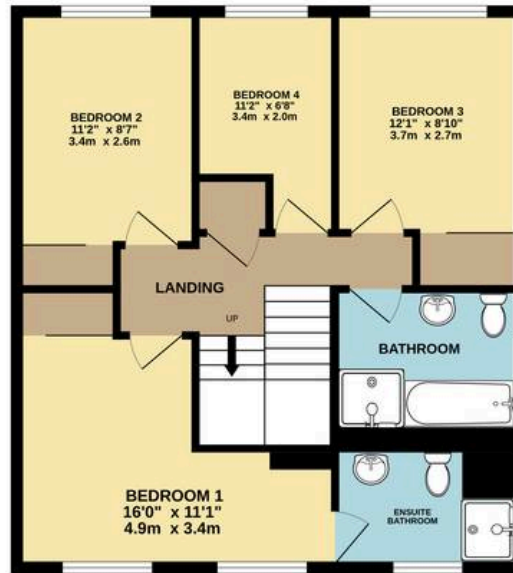




GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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