



51 McCallum Court, Armadale

Offers Over £130,000



51 McCallum Court, Armadale

Welcome to McCallum Court, Armadale, a home that has been much cherished over many years, filled with memories and now ready to begin its next chapter. Thoughtfully positioned within a peaceful residential setting, this property offers a wonderful opportunity for a new owner to create something truly special.

Approaching from the rear, where most residents are likely to enter thanks to the convenient residential parking area, you step directly into the kitchen, a space that immediately highlights the home's practicality and potential. Fitted with a range of light wood cabinetry, the kitchen provides ample storage and workspace, complemented by dark contrasting worktops. The striking tiled splashback adds character, while the integrated oven, hob and extractor hood ensure functionality remains at the forefront. A breakfast bar extends into the room, creating an informal dining or socialising area, ideal for morning coffee or casual meals.

Flowing naturally from the kitchen, you move into the open plan living and dining area. This generously proportioned space is bathed in natural light from the large window formation, creating a bright and welcoming environment. The layout allows for clearly defined lounging and dining zones while maintaining an airy, connected feel, perfectly suited to both everyday living and entertaining.

A door from the living area leads you into the hallway, where the home's traditional layout unfolds. Here, you'll find a useful under stair storage cupboard, ideal for household essentials. This hallway also provides access to the front door, offering flexibility in how the property is entered and enjoyed.

Ascending the staircase, the upper level reveals the bathroom and three bedrooms. The bathroom is fitted with a classic three piece suite comprising bath with overhead shower, wash hand basin with vanity storage beneath and WC. Neutral tiling, accented with decorative detailing, completes the space.



The bedrooms offer excellent proportions and versatility. Two are particularly generous doubles, each providing comfortable accommodation with ample space for furnishings. The third bedroom presents a flexible option perfectly suited as a child's room, guest bedroom or home office depending on individual needs. Externally, the rear garden, a feature many buyers will appreciate, has been designed with low maintenance in mind, allowing for outdoor enjoyment without the demands of extensive upkeep.

Situated in a well established part of Armadale, the property is within walking distance of local amenities including shops, cafés, a medical centre and community facilities. Families will appreciate the choice of local primary schools such as Armadale Primary, Eastertoun Primary and St Anthony's RC Primary, along with Armadale Academy for secondary education.

Excellent transport links are close at hand, with Armadale train station approximately 1.3 miles away providing direct services to Edinburgh and Glasgow and there are regular bus routes nearby. Next to the train station you will find Asda Supermarket, The Rowan Tree Bar & Restaurant as well as a local private nursery.

Larger supermarkets and further retail options are also within easy reach, at the neighbouring town Bathgate, making this an ideal location for convenient everyday living.

Home Report Value- £135,000

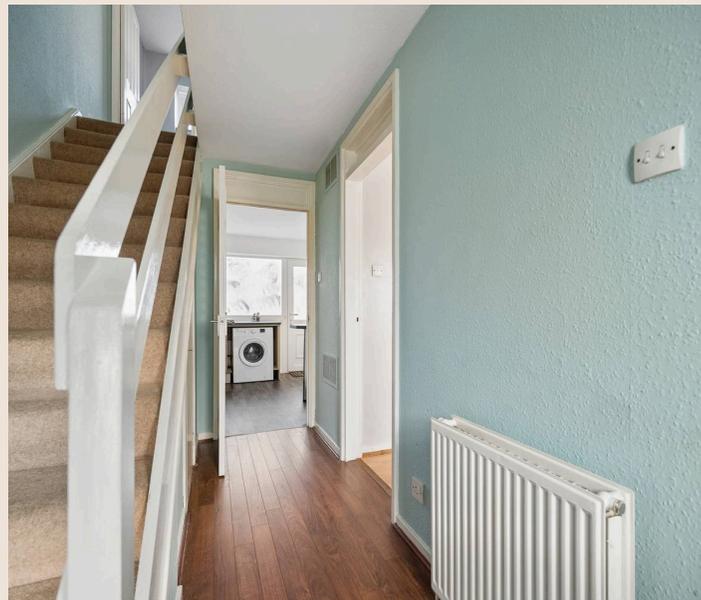
EPC - C

Council Tax Band - A

Square Ft- 764/ 71m²

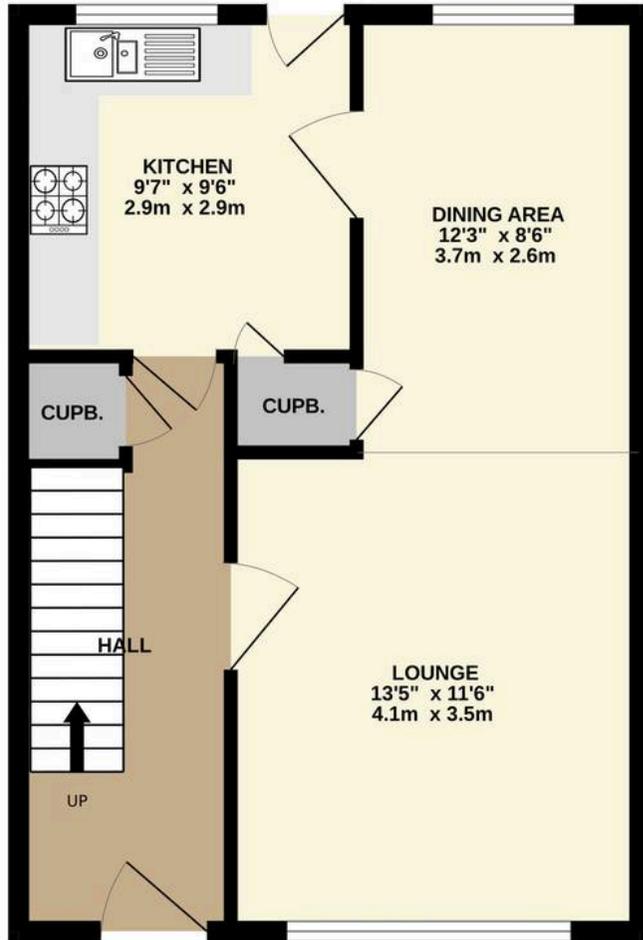
Property sold as seen

The information contained within this advertisement is intended as a guide only and does not constitute an offer or contract. While every effort has been made to ensure accuracy, measurements are approximate and provided for indicative purposes only. All marketing content remains the copyright of Bridges Properties and may not be copied or reproduced without prior written consent. Marketing images are for illustrative purposes. Contents and furnishings are excluded from the sale unless expressly stated otherwise.

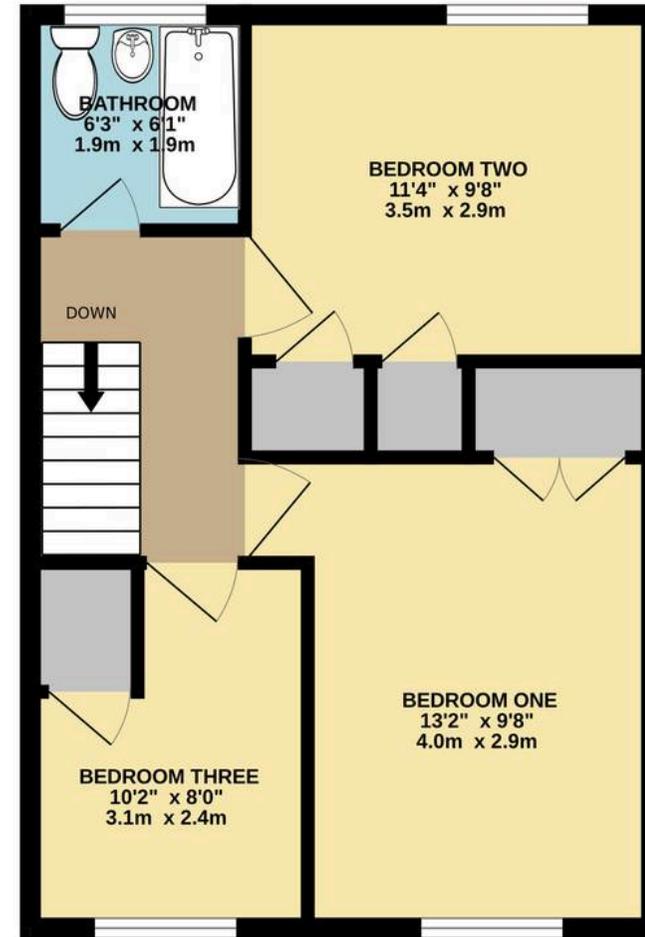




GROUND FLOOR



1ST 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.
 Made with Metropix ©2026



Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

