



Birkenshaw Way, Armadale

Offers Over **£75,000**



Birkenshaw Way

Armadale

Welcome to Birkenshaw Way, Armadale, a beautifully presented one-bedroom flat in true move in condition. From the moment you step inside, you're greeted by a bright and immaculately maintained hallway, finished in fresh neutral tones with contemporary light grey wood-effect flooring flowing seamlessly underfoot. Immediately to the left sits the bedroom, a generous and inviting space featuring soft carpeting and a striking grey panelled feature wall that adds both texture and character.

The room comfortably accommodates a full-sized bed along with additional furnishings while the large window allows natural light to flood in, creating a calm and airy atmosphere. To the right of the entrance, you'll find a practical storage cupboard, perfect for coats and everyday essentials. Continuing along the hallway, a further sizeable storage cupboard sits on the left-hand side, offering excellent additional space and ensuring the home remains clutter-free. Directly opposite, on the right, is the bathroom, finished in crisp white tiling and styled with a modern suite including WC, wash hand basin set within vanity storage, and a sleek enclosed shower.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



A frosted window allows for natural light and ventilation, while the darker floor tiling adds a contemporary contrast. At the end of the hallway, the property opens beautifully into a bright and spacious living room. This is a room that feels instantly welcoming, generous in proportions and flooded with natural light from the large window. There is ample space for a full lounge suite, media unit and additional furnishings without compromising on comfort or flow.

The neutral décor creates a versatile backdrop, ready to suit any buyer's personal style. Leading seamlessly from the living room is the kitchen, thoughtfully designed in a practical U-shaped layout to maximise both storage and worktop space. Featuring crisp white cabinetry paired with warm wood-effect worktops, an integrated oven and gas hob with stainless steel extractor hood, and designated space for appliances, this kitchen balances style and functionality effortlessly. The window above the sink draws in natural light and offers a pleasant outlook, making it an enjoyable and practical space for everyday living.

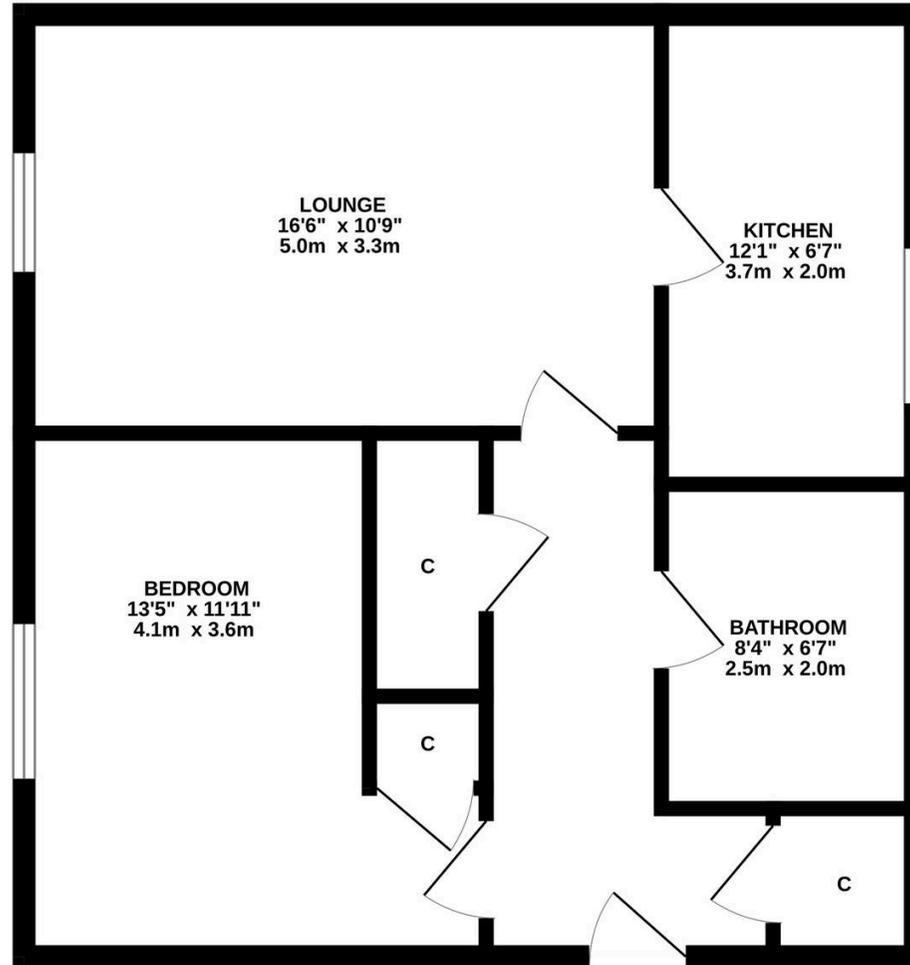
Externally, this property offers something rarely found in one-bedroom flats, your own defined section of garden space to the rear. Whether it's outdoor seating, a small dining set, or simply enjoying the fresh air, this area adds real lifestyle value. The property also benefits from residential parking, ensuring everyday convenience for both homeowners and guests.

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.





GROUND 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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