



33 Forrest Place

Armadale

Nestled in a desirable, family-friendly cul-de-sac, this beautifully presented three bedroom detached property offers modern interiors throughout and is located within a much sought after development in Armadale. Ideally located less than half a mile from Armadale Train Station and within a highly sought after school catchment area, this home is a superb choice for growing families and busy commuters alike. From the moment you arrive, Forrest Place makes a wonderful first impression with its attractive kerb appeal, charming front garden with mature planting and a private driveway providing parking for two cars with additional visitor parking available within the street.

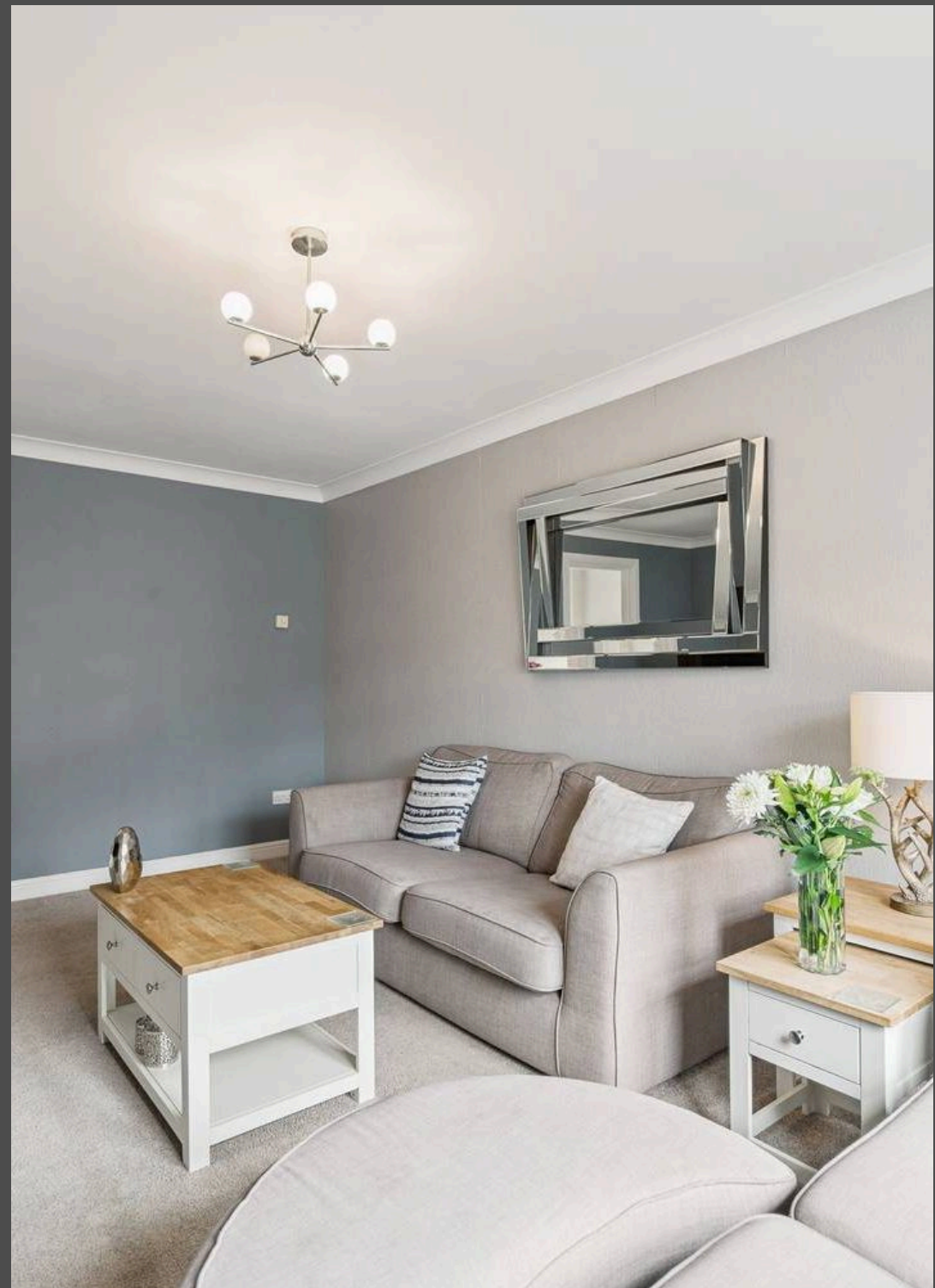
Step inside and you're greeted by a bright and welcoming entrance hallway which sets the tone for what is to follow, complete with a convenient WC- a must for modern family life- and space for jackets and shoes keeping everyday family life neat and organised.

The spacious lounge is neutrally decorated offering a comfortable and inviting setting for relaxing with loved ones or entertaining guests. A front facing window provides pleasant natural light and a view over the front garden and well maintained street.

Flowing seamlessly from the lounge is the true heart of the home, the stunning modern kitchen/diner. Designed with style and practicality in mind this impressive space features sleek white high gloss cabinetry, complimenting work surfaces, striking splashback tiling and warm wood effect flooring. There is ample room for a washing machine, tumble dryer, range style gas cooker and fridge/freezer making busy family life a breeze. The generous dining area is perfect for family meals or dinner parties, while double glass doors open onto the private rear garden – ideal for indoor/outdoor living during the warmer months.

Upstairs you'll find three well proportioned bedrooms. The primary bedroom is a restful retreat complete with a contemporary en-suite shower room featuring a three-piece suite, mains shower and stylish vanity unit. The second bedroom easily accommodates a double bed and additional furniture, while the third bedroom is a versatile space currently used as a home office, perfect for home workers, guests or as a children's playroom with the added bonus of built in storage.

- Modern Interiors Throughout
- Driveway For Two Cars
- Armadale Train Station Nearby
- Excellent School Catchment
- Fully Enclosed Private Rear Garden
- En-Suite Primary Bedroom



A modern family bathroom completes the upstairs accommodation, boasting neutral tiling, a chic vanity unit and a full three piece suite with a mains shower over the bath ideal for busy mornings or relaxing soaks after a long day.

Externally, the property continues to impress. To the rear is a private garden with a beautiful leafy outlook, mature trees providing excellent privacy, and a handy storage shed included in the sale. Mainly laid to lawn with a paved patio area, it's the perfect spot for summer barbecues, children's play or simply unwinding in the sunshine. An outdoor tap adds extra convenience for garden maintenance.

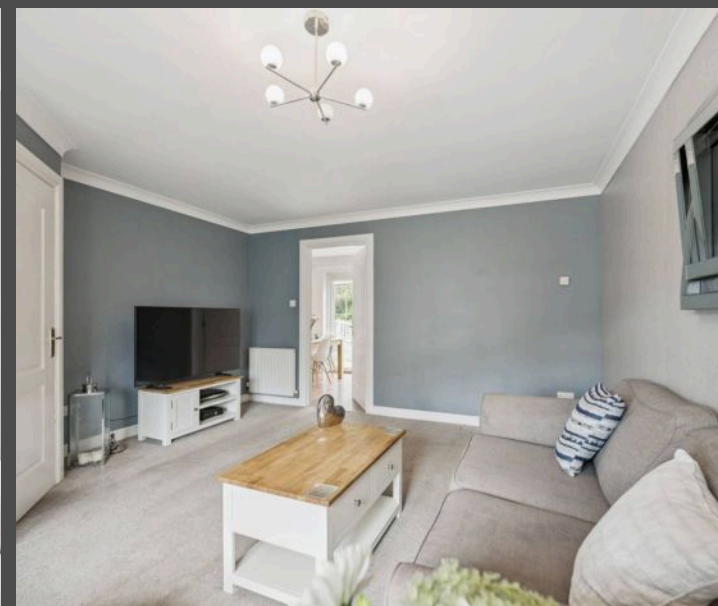
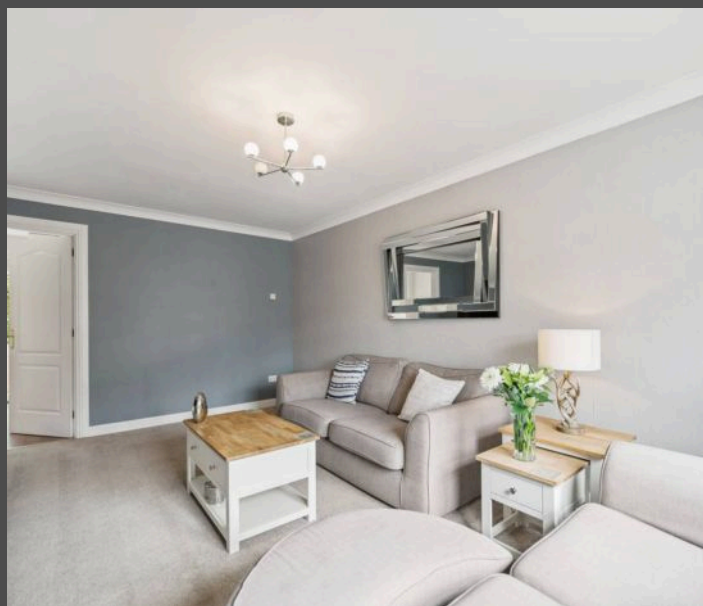
Forrest Place enjoys an enviable location in Armadale, West Lothian, a thriving and welcoming community with excellent local amenities. Families benefit from reputable schools, while commuters appreciate superb transport links, including Armadale Train Station providing regular services to Edinburgh and Glasgow. The M8 motorway is just a short drive away for easy travel further afield. Local shops, supermarkets, cafes and leisure facilities are all close at hand, along with beautiful parks and open countryside, giving you the best of both town and country living.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



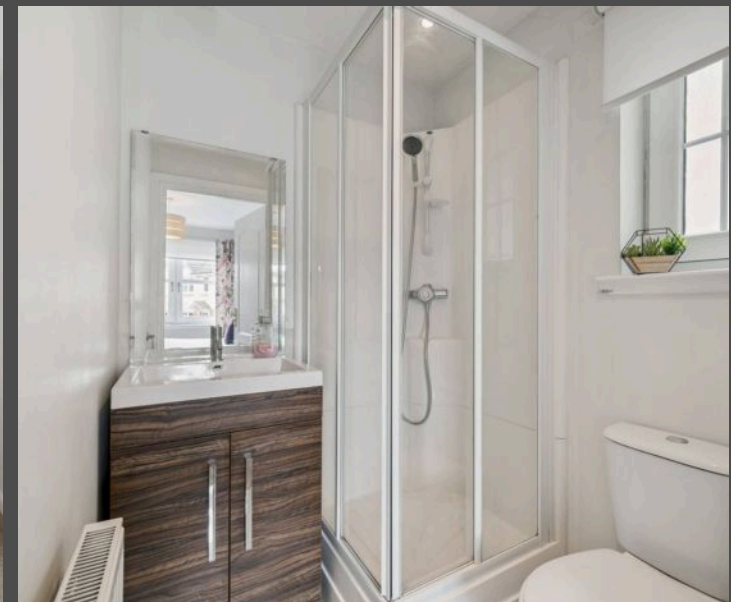


REAR GARDEN

FRONT GARDEN

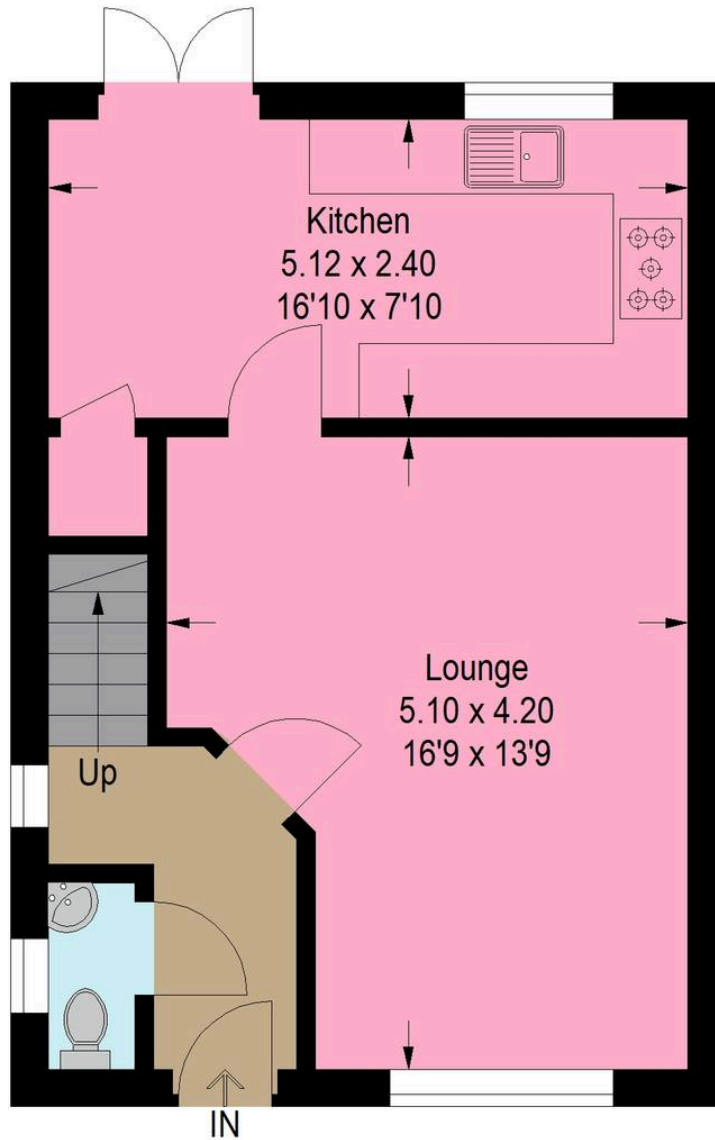
DRIVEWAY

1 Parking Space

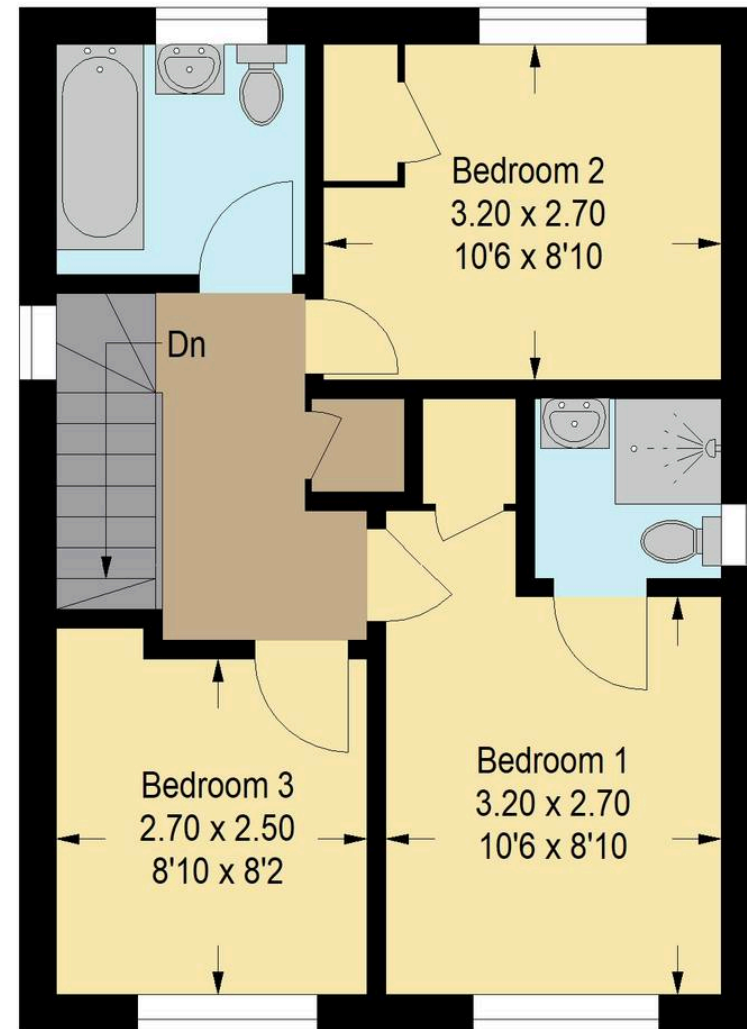




Approximate Gross Internal Area = 80.8 sq m / 870 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1226788 / Ref:91057)



Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

