



**34 Birkenshaw Way, Armadale**

Bathgate

Offers Over £160,000



## 34 Birkenshaw Way

Armadale.

Welcome to Birkenshaw Way, a home that has been lovingly cared for over the last 54 years and is now presented in immaculate condition for its next chapter. Thoughtfully upgraded throughout, it offers a perfect blank canvas for its new owners, blending modern finishes with a warm, inviting feel.

Most residents approach the property from the back door next to the residents' parking area. Stepping inside, you are greeted by a stunning brand-new kitchen that has never been used. Sleek grey tones and generous cabinetry create a contemporary feel, while the large window overlooking the south-facing garden fills the room with natural light, making it a wonderful place to cook. From the kitchen, turning left brings you into the dining area, which flows seamlessly into the open-plan living and dining space. Alternatively, you can pass through another door from the kitchen into the hallway, which also connects to the lounge. All the walls have been freshly skimmed and painted and plush grey carpeting runs throughout the lounge, dining area, staircase and upstairs rooms, creating a sense of continuity and comfort.



The lounge itself is a beautifully bright space with an expansive window, framing a serene outlook over a lush green communal area, bringing the outdoors in and offering a calming view. A generous storage cupboard is tucked neatly away in the lounge and, should you wish, there is excellent potential to reconfigure the layout by separating the lounge to create a large open-plan kitchen and dining area. Before heading upstairs, you'll also find two further storage cupboards, one beneath the stairs and another beside the official entry door leading out to the communal green. Upstairs, the first room you come to is the family bathroom, finished in neutral tones and fully tiled for easy maintenance, featuring a modern three-piece suite comprising a sink, toilet and shower. Adjacent to the bathroom is bedroom two, a fantastic double room with built-in storage that easily accommodates a king-size bed. Next is bedroom one, which enjoys the same wonderful green outlook as the lounge. This spacious and bright double also benefits from built-in wardrobe space and easily takes a king-size bed. To the front of the property lies bedroom three, a well-proportioned single that would make an ideal child's room, nursery, home office, dressing room or hobby space. Versatile and practical, it can evolve as your family's needs change and also includes its own built-in storage cupboard.

Outside, the official front of the property enjoys exceptional privacy, with no houses directly opposite and a pleasant view over the established green space. Many neighbours have chosen to enclose this area to create additional private garden space. To the rear, the kitchen opens onto a south-facing garden which is a real sun trap throughout the day, perfect for relaxing or entertaining. Residents' parking is conveniently located beside the property, making day-to-day living easy.

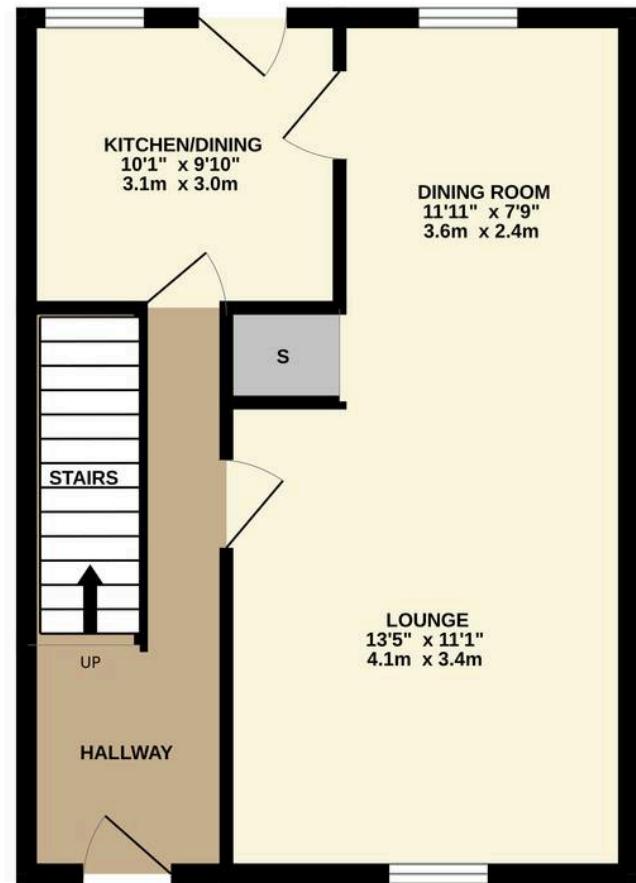
Situated in a well-established part of Armadale, the property is within walking distance of local amenities including shops, cafés, a medical centre and community facilities. Families will appreciate the choice of local primary schools such as Armadale Primary, Eastertoun Primary, and St Anthony's RC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

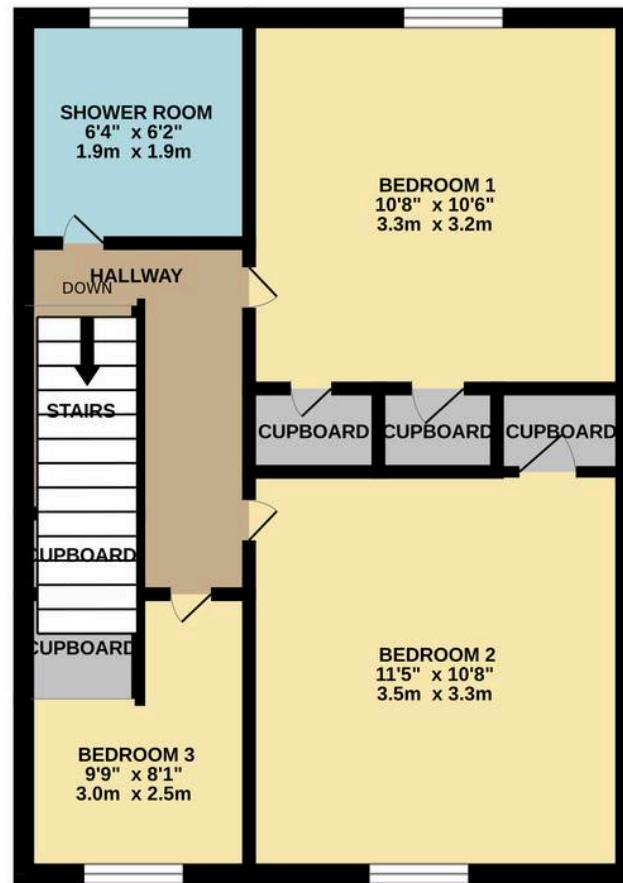




GROUND FLOOR



1ST FLOOR



## 3 BEDROOM FAMILY HOME

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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