



16 Thomson Road, Armadale

Guide Price £340,000 - £350,000

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Built by Taylor Wimpey in the highly sought after “Geddes” style, this impressive four bedroom family home offers generous accommodation, high quality upgrades throughout and a true move in ready finish, set within a modern and extremely popular residential development in Armadale.

As you arrive, you are instantly welcomed by the attractive kerb appeal of the property, set within a well maintained and highly desirable development. The home enjoys a private driveway providing space for two vehicles, electric charging point, solar panels and additional off street parking readily available for guests and visitors.

Stepping inside, you are greeted by a bright and spacious entrance hallway, setting the tone for the rest of the home. Immediately to the right, you’ll find the formal lounge, a beautifully presented and generously proportioned space, currently styled in neutral grey tones with a striking feature wall. This room offers a calm and inviting atmosphere, perfect for relaxing, while glazed double doors lead seamlessly through to the heart of the home.

To the rear, the property opens into a stunning open plan kitchen and dining area, which also provides space for a small family seating area, ideal for modern living and entertaining. The kitchen itself is sleek and contemporary, fitted with white high gloss handle less cabinetry, complemented by contrasting grey worktops and splashback. LED spotlights enhance the modern finish, while French doors flood the space with natural light and provide direct access to the rear garden.

The south facing rear garden is designed for low maintenance and maximum enjoyment, featuring a stylish combination of quality paving slabs and artificial grass. The garden also benefits from a large storage shed, ideal for bikes, tools or garden furniture. Notably, the property is not overlooked, with a tree lined outlook to the rear, offering excellent privacy and a peaceful setting rarely found in modern developments.



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A standout feature of the home is the professionally converted garage, which has been finished to an exceptionally high standard. Currently styled as a cosy snug, this versatile space would also make an excellent home office, gym, playroom or potential fifth bedroom and includes built in storage.

Heading upstairs, you'll find a spacious and well presented upper hallway leading to four well proportioned double bedrooms, a rare and highly desirable feature.

The principal bedroom, located to the front right of the property, comfortably accommodates a super king size bed and benefits from built in mirrored wardrobes. This room is further enhanced by a stylish en-suite shower room, featuring a double shower and neutral, modern tiling throughout.



Also positioned to the front of the property is Bedroom Two, currently utilised as a children's bedroom but easily accommodating a double bed and benefitting from built in mirrored wardrobes. Both Bedroom Two and Bedroom Three are connected via a Jack and Jill style en-suite shower room, finished in neutral tones and offering excellent functionality for family living. Bedroom Three, currently used as a home office, is a generous double room enjoying pleasant rear views over the garden.

To the rear right, you'll find Bedroom Four, currently set up as a nursery but offering ample space for a double bed and additional furnishings.

Completing the upper level is the family bathroom, a spacious and stylish room finished with neutral tiling throughout. The space features a modern bath and is enhanced by two large mirrors positioned on opposing walls, creating a bright and open feel. A contrasting dark patterned feature wall adds a touch of elegance and contemporary flair.

Thomson Road is ideally positioned within a family oriented development, just around the corner from a local children's swing park. The property enjoys a fantastic location, with Armadale Train Station, ASDA, Wee Gems Nursery and Southdale Primary School all within a five minute walk. Armadale Academy is also close by, making this an excellent choice for families. Excellent motorway connections are easily accessible, offering convenient commuting to Edinburgh, Glasgow and beyond.

Every detail of this home has been carefully considered to create a space that feels both luxurious and comfortable, a place where style meets substance with family life at the heart of it, this is a property that truly stands out.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

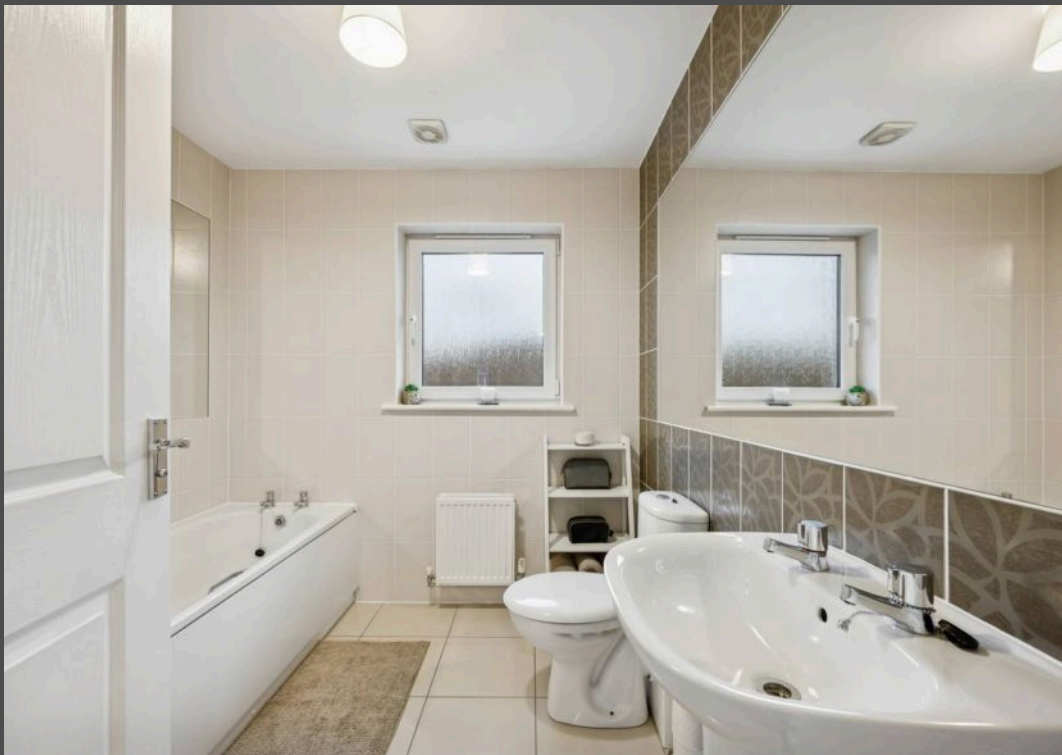
EPC Environmental Impact Rating: B

- Taylor Wimpey “Geddes” Style Four Bedroom Detached Family Home With Garage Conversion
- Four Well Proportioned Double Bedrooms
- Jack And Jill En-Suite Serving Bedrooms Two And Three
- South Facing, Low Maintenance Rear Garden
- True Move In Ready Condition With High Quality Upgrades Throughout
- Located Within A Highly Sought After Modern Development In Armadale
- Walking Distance To Armadale Train Station, ASDA And Local Schools

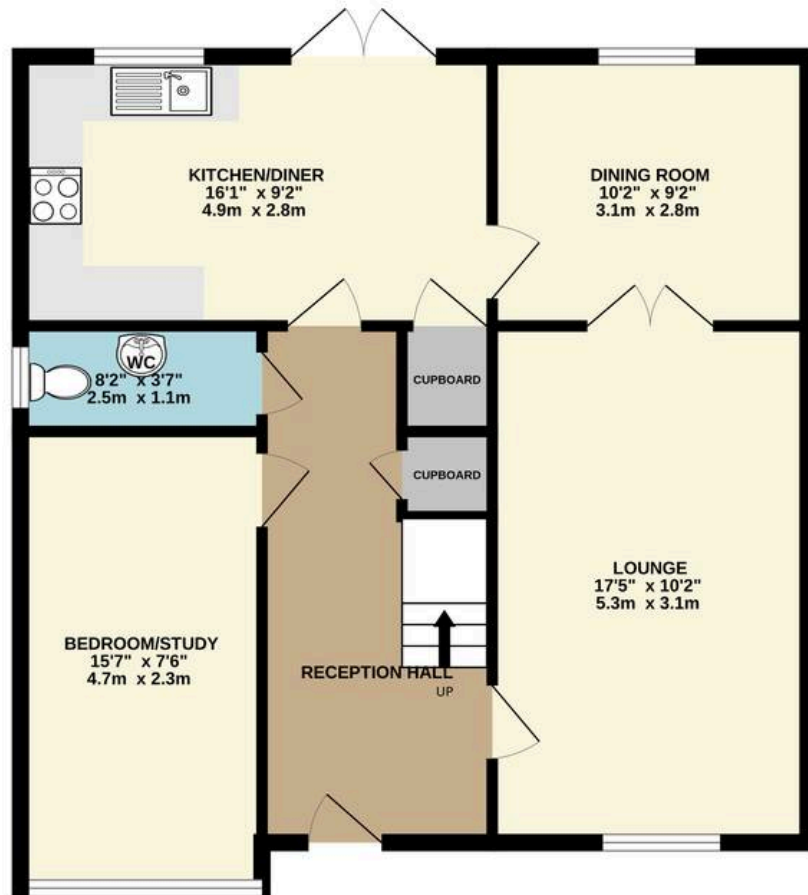
Driveway

2 Parking Spaces

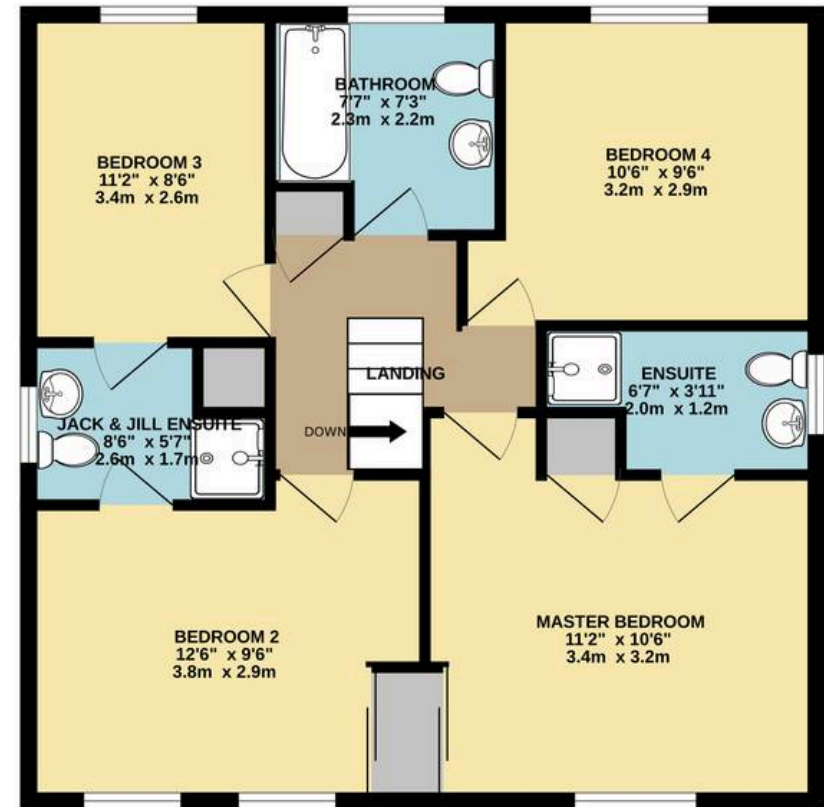




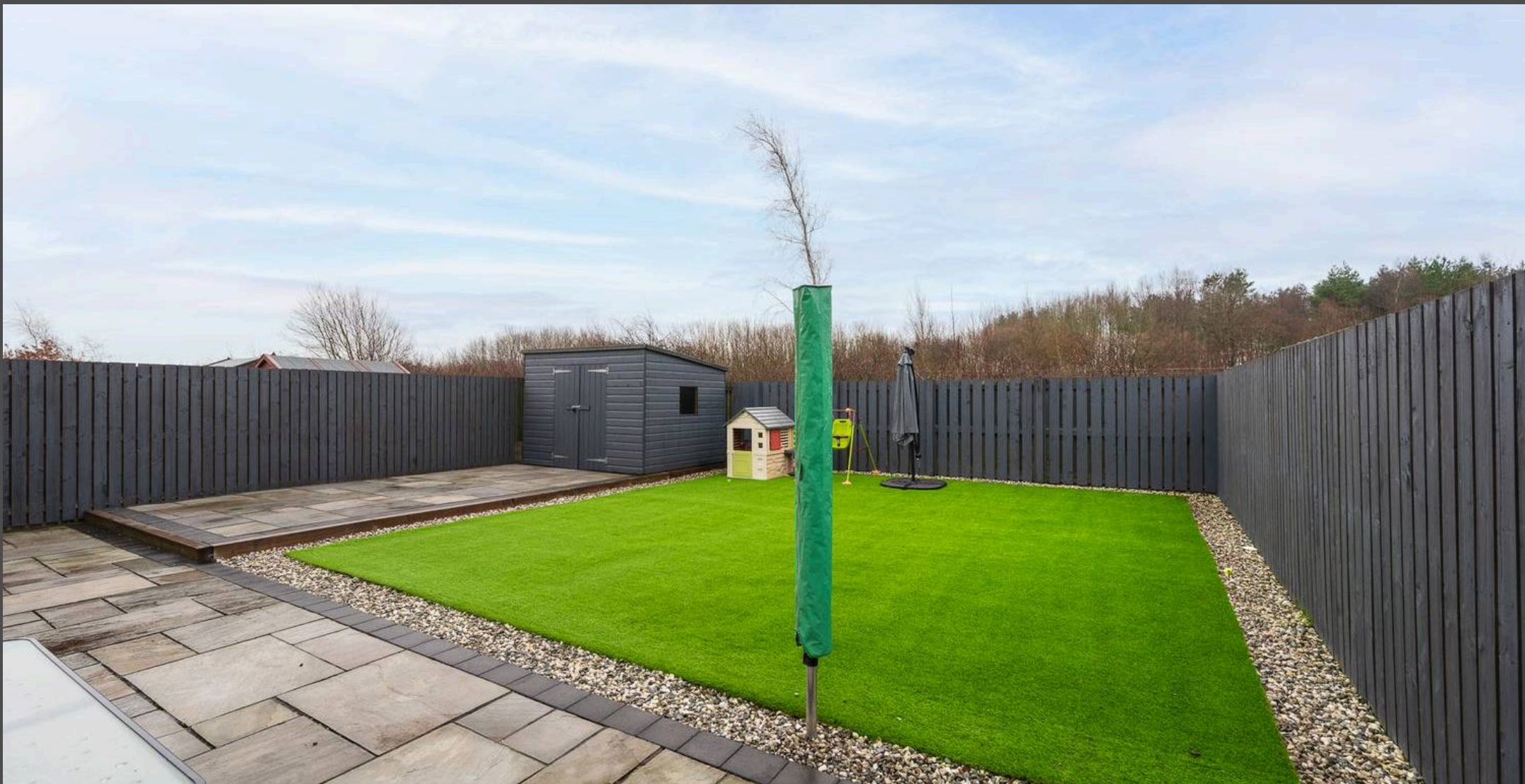
GROUND FLOOR



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.
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Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

