



31 Sibbald View

Armadale

Welcome to this exceptional, beautifully styled home three bedroom at Sibbald View a property that effortlessly combines modern design, flexible living and impressive attention to detail throughout.

Stepping inside, you are greeted by a welcoming entrance hallway, a thoughtfully designed space that provides a practical buffer between outdoor and indoor living. This initial area immediately sets the tone for the home: bright, fresh and impeccably presented.

Positioned to the right is the cleverly converted garage, now offering a fully carpeted, highly versatile room. This fantastic addition significantly enhances the home's adaptability, making it ideal as a fourth bedroom, snug, home office or playroom. The neutral décor and soft carpeting create a comfortable, ready to use environment. To the rear, a neatly enclosed utility room has been formed, complete with space for both a washing machine and tumble dryer. This separation ensures laundry remains discreetly tucked away while preserving the functionality of the main living areas, a practical yet stylish solution.

Returning to the hallway, you are drawn into the true showpiece of the home, the stunning open plan living, kitchen and dining area. This expansive space is flooded with natural light, creating an immediate sense of openness and warmth. The striking herringbone flooring flows seamlessly underfoot, adding texture, elegance and a luxurious visual impact that elevates the entire ground floor.

The living area itself is beautifully arranged, offering ample room for substantial furnishings while maintaining an airy, uncluttered feel. A standout architectural feature, an elegant archway framed by pillar detailing, subtly defines the transition into the kitchen space. This design element provides visual separation without compromising the sociable, open plan layout, delivering both structure and flow.



The dining area comfortably accommodates a family-sized dining table, perfectly positioned for everyday meals and entertaining alike. Whether hosting guests or enjoying quiet evenings, the layout lends itself effortlessly to modern lifestyles.

The kitchen is sleek, contemporary and undeniably impressive. Featuring handle less white cabinetry, integrated appliances and clean lined finishes, the design is both minimalist and sophisticated. Generous worktop space ensures practicality, while the crisp colour palette enhances the room's brightness. Patio doors extend the living space outdoors, inviting natural light in and offering direct access to the rear garden.

Also located on the ground floor is the stylish WC, beautifully finished and conveniently positioned. Opposite, an under stair storage cupboard provides valuable hidden space, ideal for household essentials.

Ascending the staircase, plush grey carpets introduce softness and comfort to the upper level. The principal bedroom suite is a standout space. Currently showcasing a super king size bed, the room remains wonderfully spacious, with additional capacity for further furnishings such as a chest of drawers. Built in wardrobes provide excellent storage, while decorative wall panelling introduces a refined, boutique style finish. The bedroom enjoys a peaceful outlook over the rear garden, enhancing its calm, retreat like atmosphere.



The en-suite shower room continues the home's premium feel. A generous double shower enclosure is complemented by striking marble effect wall panels, contemporary black fixtures and a sleek LED mirror, combining luxury aesthetics with modern functionality. Bedroom two is equally inviting, featuring a calming teal feature wall that adds depth and personality. The room comfortably hosts a double bed and bedside cabinets, while built in storage ensures practicality without compromising style.

Bedroom three is currently utilised as a dressing room, presented as a neutral, adaptable space ready to suit a variety of needs. Ideal as a child's bedroom, guest room or home office, this room offers excellent flexibility.

Completing the upper level is the family bathroom, finished in a clean, modern style with stand alone bath with shower attachment, consistent with the home's cohesive design.

Externally, the rear garden has been meticulously arranged for low maintenance enjoyment. Artificial grass, decorative stone sections and paved pathways combine to create a practical yet visually appealing outdoor environment. A decking area provides the perfect setting for outdoor seating, dining or entertaining. The newly installed rear fencing enhances both privacy and presentation. Notably, the property benefits from no neighbours overlooking from the rear, creating a wonderfully private and peaceful outdoor retreat.



Located in a quiet and well maintained residential estate, the home enjoys a prime position directly across from a play park, making it a fantastic option for families. Sibbald View is just a short distance from Armadale town centre, where you'll find a range of local amenities including shops, cafes, takeaways and supermarkets such as Asda and Scotmid.

For commuters, Armadale Train Station is within easy reach, offering direct links to both Edinburgh and Glasgow, while the M8 motorway is only a short drive away, providing excellent access to the wider central belt. The home also sits within the catchment area for well regarded local schools, including St Anthony's Primary School which is a 5 minute walk from the property, Southdale Primary and Armadale Academy.

Stylish, spacious and move in ready, Sibbald View is a fantastic opportunity to secure a modern family home in one of Armadale's most desirable residential areas. Early viewing is highly recommended to fully appreciate the space, finish and lifestyle on offer.

Home Report Value- £275,000

EPC - C

Council Tax Band - E

Square Ft- 1141 /106m2

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2 Parking Spaces







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