



53 Forrest Place, Armadale

Offers Over £210,000



## 53 Forrest Place

### Armadale

Welcome to Forrest Place, set within a fantastic family friendly pocket of Armadale, where this beautifully presented home immediately impresses with its charming curb appeal and a driveway accommodating two vehicles.

As you step inside, you're welcomed into a bright and inviting hallway, finished with plush grey carpeting that flows seamlessly underfoot and continues up the staircase, creating a soft and cohesive feel throughout the home. To the left hand side, you'll find the lounge, a wonderfully bright and spacious room, styled in neutral tones with a soft cream carpet. Large front facing windows flood the space with natural light, making it the perfect setting to relax, unwind or entertain.

From here, the home flows effortlessly through to the kitchen, where you'll find a well designed space complete with wooden effect cabinetry paired beautifully with dark worktops. There is ample room for a dining table, creating a sociable hub for everyday living and mealtimes alike, all enhanced by an abundance of natural light pouring in.

Leading off the dining area is a standout feature of the home, the conservatory. This additional living space is bright, airy and incredibly versatile, offering panoramic views across the garden. Whether used as a second sitting room, a playroom or a peaceful spot to enjoy your morning coffee, it's a space that truly elevates the home and allows you to enjoy the outdoors all year round.

Back through the hallway and before heading upstairs, you'll find the convenient downstairs WC, an essential addition for busy households and visiting guests alike.



Making your way up the staircase, the plush carpeting continues, guiding you to the upper level. At the top of the stairs, you'll find the family bathroom, complete with a bath, sink and WC, with elegant white tiling surrounding the bath area, giving it a clean and timeless finish.

Bedroom two is positioned nearby and is a generously sized room, enjoying views over the rear garden, comfortably accommodating a double bed while also benefiting from built in storage, ideal for keeping the space both functional and clutter free.

To the front of the property, you'll find the principal bedroom, styled in calming neutral tones and offering its own built in storage along with the added luxury of a private ensuite, finished in a similarly neutral palette for a cohesive feel.

Also located to the front is bedroom three, currently utilised as a dressing area, but a highly versatile space that could easily adapt to suit a variety of needs, whether that be a home office, nursery or additional bedroom.

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.

Armadale is a charming, traditional town which has been vastly developed over the past few years. Commuters benefit from the convenient train station that links Armadale to Edinburgh and Glasgow, in addition to its close proximity to the M8 Motorway. Shopping needs are fully catered for, with a wide range of stores, supermarket, post office, bars and restaurants available as well as an indoor swimming pool. All levels of schooling are available within the area itself from – Nursery through to high school level with an excellent reputation. Furthermore, there are numerous parks and public places atop former industrial sites and mines. All these elements make Armadale an ideal location to settle down in.

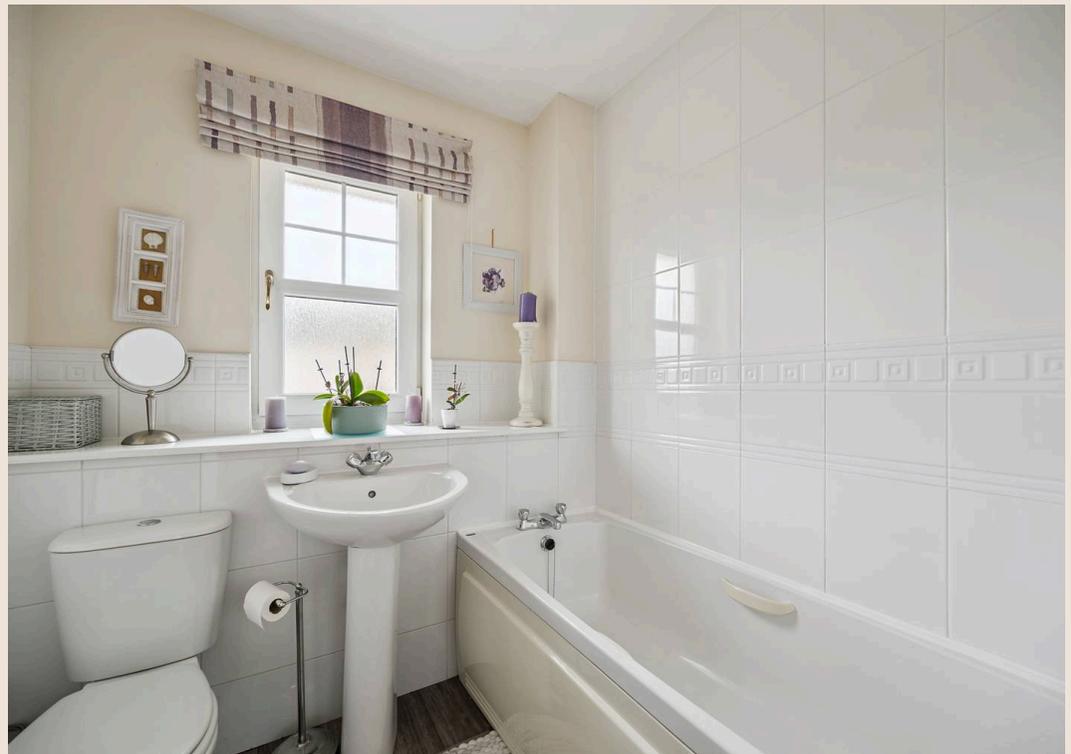
Home Report Value- £215,000

EPC - C

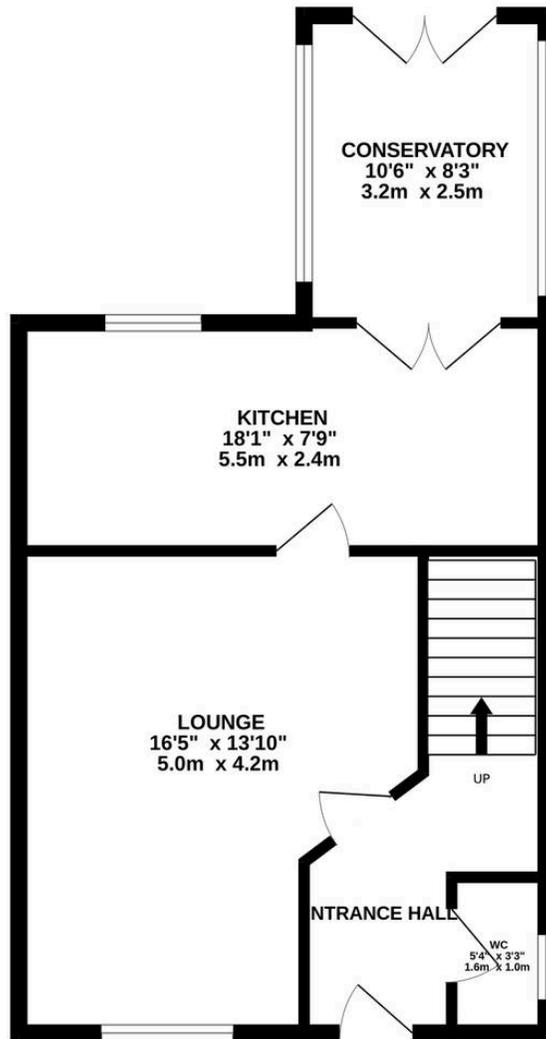
Council Tax Band - D

Square Ft- 958/ 89m2

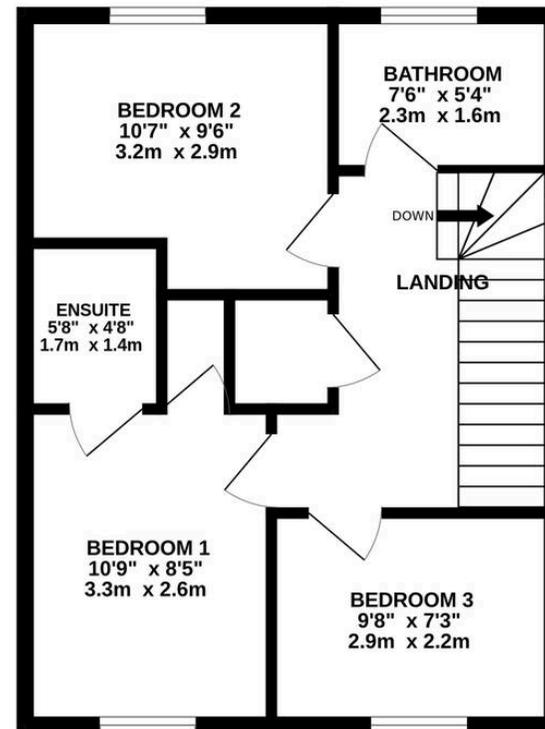




GROUND FLOOR



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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