



19 Sibbald View, Armadale

Offers Over £270,000



19 Sibbald View

Armadale

Stylish, spacious and perfectly designed for modern family living, this stunning four bedroom detached home in Sibbald View offers everything from a beautiful open plan living space to a versatile garage conversion with en suite, all set within a sought after pocket of Armadale. Complete with an EV charger and immaculate interiors throughout, this is a home that truly ticks every box.

Nestled within a peaceful and highly desirable residential pocket of Armadale, this beautifully presented four bedroom detached home, built by Taylor Wimpey in 2006, offers an exceptional blend of modern living, flexible space and stylish interiors, perfect for contemporary family life. From the moment you arrive, the property's attractive façade, generous monoblock driveway and EV charger set the tone for what lies within.

Stepping inside, you are welcomed by a bright and inviting entrance hallway, finished in fresh neutral tones with sleek tiled flooring that flows seamlessly throughout the ground floor. To the front of the property, the spacious lounge is bathed in natural light from large windows, offering a warm and relaxing setting with modern décor and a clean, contemporary finish.

To the rear, the heart of the home unfolds into a stunning open plan kitchen, dining and family space. The kitchen is beautifully appointed with cream cabinetry, wood effect worktops and integrated appliances, complimented by a central peninsula unit that provides additional workspace and subtly defines the space.



This area effortlessly flows through to a bright dining space and into a sun filled sun room, a standard feature of the original build, creating the perfect environment for both everyday living and entertaining. French doors and expansive glazing invite the outdoors in, enhancing the sense of space and light.

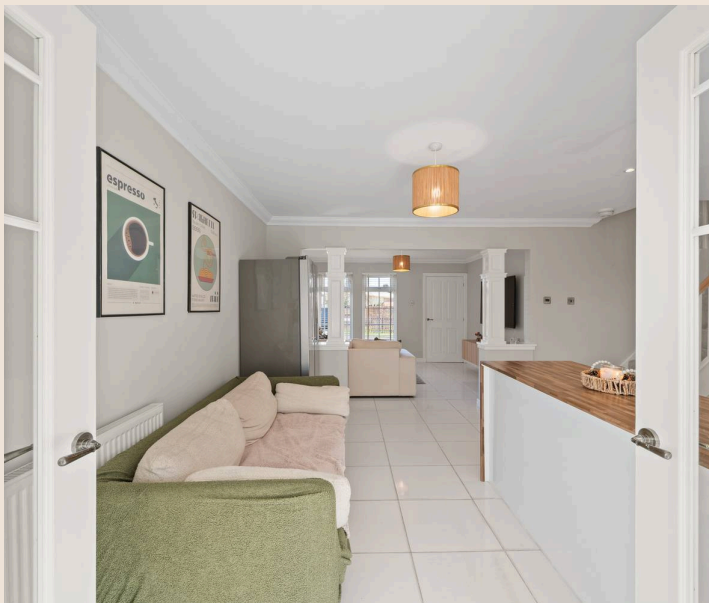
A particularly impressive feature of this home is the garage conversion, currently utilised as a stylish home office. This versatile room is ideal for modern lifestyles and benefits from its own en suite shower room, making it equally suitable as a guest suite, additional bedroom or private workspace.

Completing the ground floor is a convenient WC and excellent storage throughout.

Upstairs, the property continues to impress with three well proportioned bedrooms. The principal bedroom is tastefully decorated and benefits from fitted wardrobes and its own en suite shower room, offering both comfort and practicality. The remaining bedrooms are equally well presented, each providing flexibility for family living, guest accommodation or further home working space. A contemporary family bathroom, finished with striking tiling and quality fittings, serves the upper level.

Externally, the property enjoys a generous plot. The rear garden offers a private and enclosed space, ideal for relaxing or entertaining, with patio areas perfect for outdoor dining. To the front, the large driveway provides ample off street parking alongside the convenience of the EV charging point.

Located in a quiet and well maintained residential estate, 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.

This is a truly versatile and beautifully finished family home, ready to be enjoyed from day one.

Home Report Value- £275,000

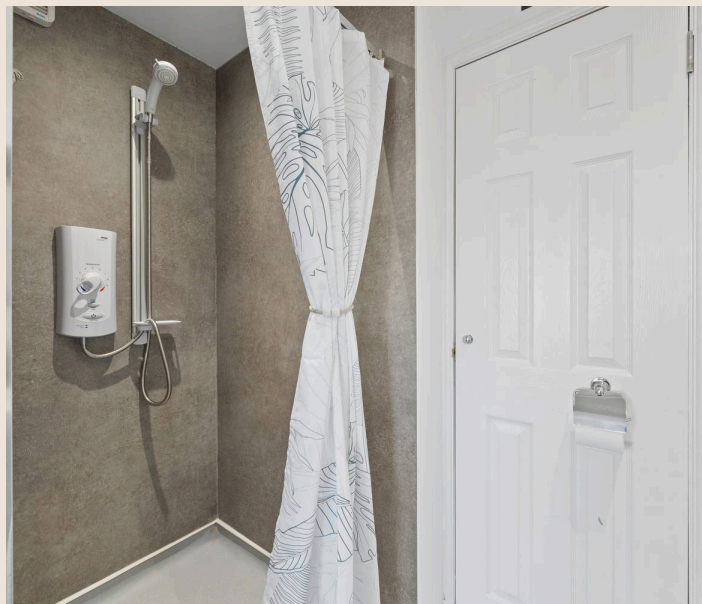
EPC - C

Council Tax Band - E

Square Ft- 1281/ 119m2

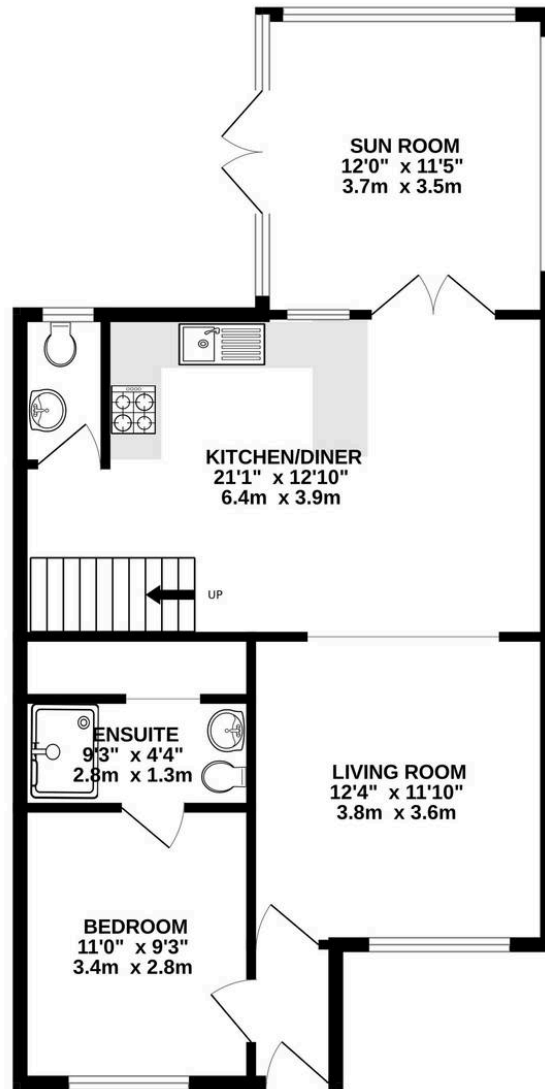
Sales inclusions - American Fridge Freezer, Washing Machine, Dishwasher, Light Fittings and Blinds

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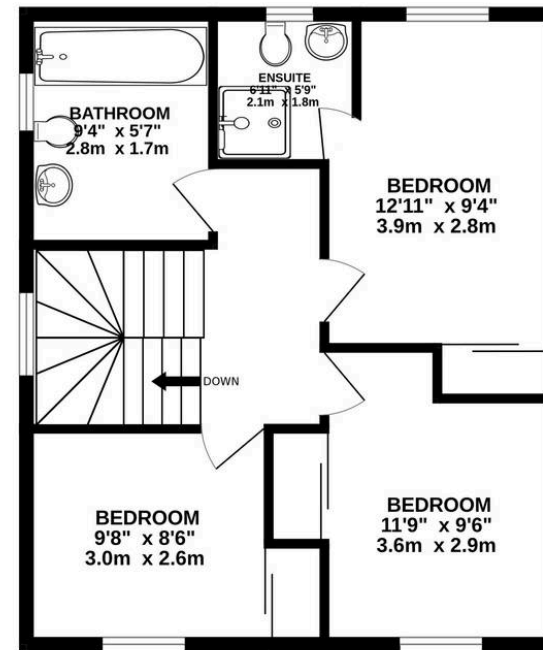




GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 sq.m.) approx.

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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