



13 Cameron Place, Armadale

Offers Over £280,000



13 Cameron Place

Armadale

Welcome to Cameron Place, Armadale, an exceptional three bedroom detached home built by Avant Homes in 2021, offering stylish, modern living in true move in condition. With three double bedrooms, three bathrooms, a landscaped south facing garden and a garage with a two car driveway, this is a standout family home finished to a high standard throughout.

As you enter, you are immediately welcomed into a stunning open plan kitchen and dining space, setting the tone for the rest of the home. This contemporary area comfortably accommodates dining for six people and is perfectly designed for both everyday living and entertaining. The kitchen is fitted with sleek, stone effect cabinetry and a full range of integrated appliances including an oven, microwave, fridge freezer and dishwasher, all complemented by generous worktop space. A useful storage cupboard is also located underneath the stairs, while a downstairs WC is conveniently positioned just off the entrance.

Flowing seamlessly to the rear of the property is the lounge, a beautifully presented space that truly feels like the heart of the home. Here, you can comfortably accommodate a large corner sofa alongside a media wall and feature fireplace. The standout bifold doors open fully onto the rear garden, creating a perfect indoor outdoor living experience.

Upstairs, the property offers three spacious double bedrooms. The principal bedroom, located to the front of the home, comfortably accommodates a king size bed with bedside cabinets and benefits from a fitted wardrobe and a private ensuite shower room, finished with tiling and modern fittings.



Bedroom two, positioned to the rear, is another generous double room with fitted wardrobe space, while bedroom three, also a double, offers flexibility for use as a guest room, office or additional bedroom. The main family bathroom is located off the landing and comprises a fully tiled three piece suite with a bathtub and overhead shower. A linen cupboard on the landing provides additional storage.

Externally, the property continues to impress with a beautifully landscaped south facing rear garden, designed for low maintenance and maximum enjoyment. The garden features a pergola, creating an ideal all weather entertaining space, while also offering excellent privacy. There is direct access to the garage from the garden, adding further convenience. To the front, the property benefits from a two car driveway, garage and an electric vehicle charger.

Cameron Place is situated within one of Armadale's most desirable residential developments, making it an ideal location for families. Armadale Academy is nearby, along with local primary schools and the high street offering a range of shops, cafés and everyday amenities. Excellent transport links are available via the M8 and Armadale Train Station, providing easy access to Edinburgh and Glasgow, while Asda and additional retail options are just a short drive away.

This is a beautifully finished, modern home offering high quality living in a prime location, perfectly suited to families or buyers looking for a turnkey property.



Home Report Value- £290,000

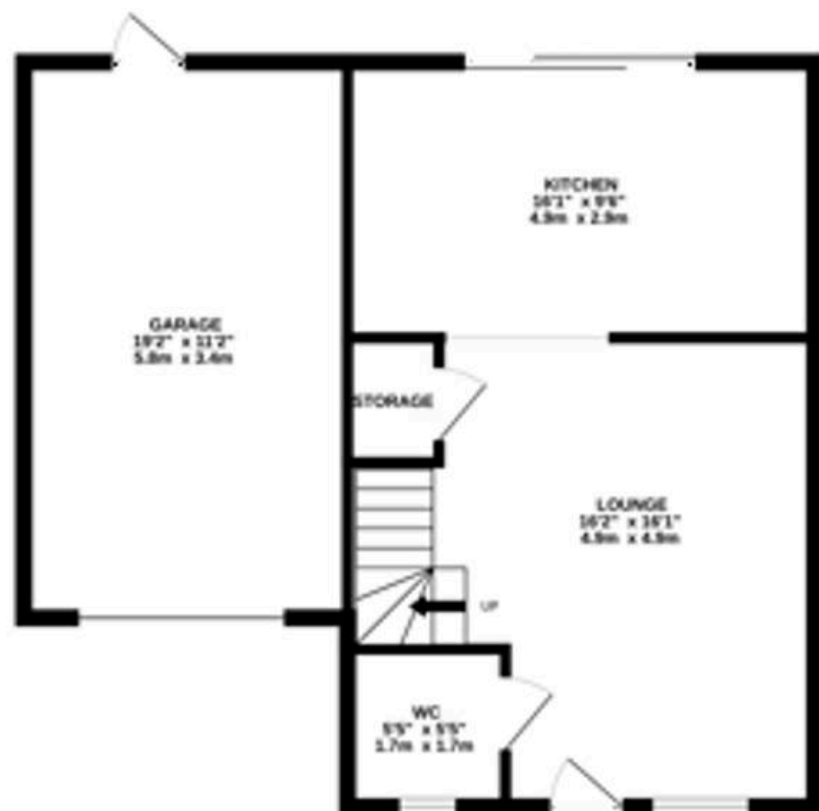
EPC - B

Council Tax Band - E

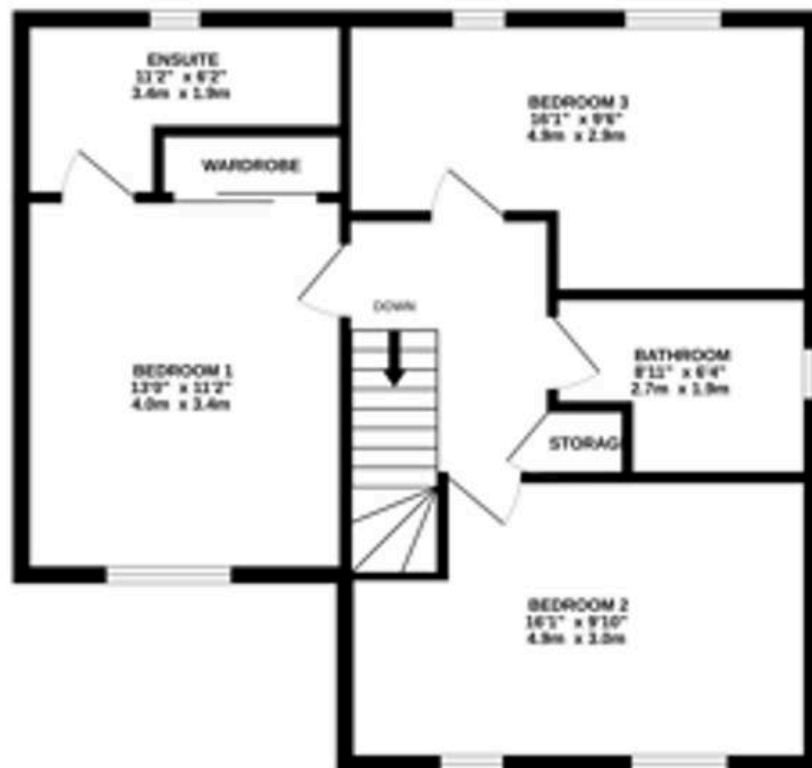
Square Ft- 1055/98m²



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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