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2 Crichton's Way, Armadale

Offers Over **£325,000**

2 Crichton's Way

Armadale

Set within a popular modern development in Armadale, Crichton's Way is an impressive four bedroom detached family home, offering generous accommodation across two levels and beautifully presented throughout. The property immediately creates a strong first impression, with an attractive stone fronted façade, neatly maintained front lawn and Juliet balcony adding character to the exterior. A generous monoblocked two car driveway provides excellent off street parking and leads towards the integral garage, while an electric vehicle charging point provides an additional convenience for modern day living, completing the home's fantastic kerb appeal.

As you enter the property, you are welcomed into a bright and spacious entrance hallway, setting the tone for the accommodation to follow. Finished in contemporary grey and neutral tones with wood effect flooring underfoot, the hallway provides a natural flow through the ground floor, with the staircase rising to the upper level. Immediately to the left as you enter is a handy storage cupboard, ideal for keeping jackets, shoes and everyday essentials neatly tucked away. Directly across from the entrance is the downstairs WC, a convenient addition to the home, finished with contemporary half wall tiling, a modern vanity unit and illuminated mirror.

To the right hand side, positioned at the front of the property, is the generous main lounge. Two front facing windows allow an abundance of natural light to fill the space, while the neutral décor and generous proportions create a comfortable and versatile family living area. The real focal point of the room is the contemporary media wall, incorporating a recessed television, soundbar and impressive feature electric fire below. With plenty of room for substantial seating and additional furniture, this is a fantastic space for relaxing and entertaining.

Continuing through the hallway towards the rear of the property, you arrive at the true heart of the home the recently upgraded kitchen and dining area. Beautifully finished in a contemporary neutral palette, the kitchen features a comprehensive range of shaker style cabinetry complemented by contrasting black handles and light wood effect work surfaces. The layout provides an excellent amount of preparation and storage space, while a peninsula subtly separates the kitchen from the dining area without compromising the open feel of the room.

A range of integrated appliances further enhances the kitchen, including an integrated dishwasher and fridge freezer, alongside built-in cooking appliances and a sleek induction hob. A contemporary black sink sits beneath the rear facing window, while recessed ceiling spotlights and an abundance of natural light create a bright, modern finish. Herringbone effect flooring runs throughout the kitchen and dining space, adding warmth and character while creating a lovely sense of continuity between the two areas. An additional cupboard provides further valuable storage, particularly useful for busy family life.

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The adjoining dining area offers ample space for a substantial six seater dining table and provides the perfect setting for everything from everyday family meals to entertaining friends. A rear facing window and glazed patio doors draw plenty of natural light into the room and provide an attractive outlook over the garden.

Accessed directly from the kitchen is the separate utility room, another particularly practical addition to the home. Finished to complement the kitchen, it provides further fitted cabinetry, worktop space and room for laundry appliances, allowing these everyday essentials to remain separate from the main living and entertaining space.

From the kitchen and dining area, patio doors lead directly into the generous west facing rear garden. Thoughtfully landscaped and designed to provide an excellent balance between entertaining and family space, the garden features an extensive monoblocked patio immediately outside the property, offering plenty of room for outdoor dining and seating. A low retaining wall and steps lead onto a substantial, neatly maintained lawn, with timber fencing enclosing the garden to create a secure outdoor space. Its west facing orientation is a particularly attractive feature, allowing the garden to benefit from the afternoon and evening sun and making it a fantastic extension of the home's living space during the warmer months.

Heading upstairs, you arrive at an unusually generous landing, finished in soft neutral tones with plush carpeting and feature lighting. The spacious landing creates an impressive sense of openness on the upper level and provides access to all four bedrooms and the family bathroom.

To the left hand side is the impressive principal bedroom suite. Generously proportioned and currently accommodating a super king size bed with ease, the room still offers excellent floor space around the furniture. One wall is dedicated to extensive fitted mirrored wardrobes, providing a fantastic amount of built-in storage. To the front, Juliet balcony style French doors with fitted plantation shutters allow natural light to flood the room while creating an attractive focal point and adding to the sense of space.

The principal bedroom is further enhanced by its own en-suite shower room. Finished with contemporary neutral tiling, the en suite incorporates a generous double shower enclosure, WC and wash hand basin, alongside a heated towel rail and window providing natural light.

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Bedroom two is positioned to the rear of the property, overlooking the back garden. Another exceptionally generous bedroom, it currently accommodates a super king size bed while retaining plenty of surrounding floor space. Although there are no fitted wardrobes within this room at present, its proportions leave ample space for freestanding furniture or for fitted wardrobes to be installed in the future without compromising the overall bedroom space.

Bedroom three is also situated towards the rear of the property and is another well proportioned double bedroom. Currently accommodating a king size bed with ease, the room benefits from an extensive run of fitted mirrored wardrobes, providing excellent storage while helping to enhance the feeling of light and space. A feature geometric wall adds character to the otherwise neutral room.

Bedroom four is positioned to the front of the property and benefits from built in storage. Offering excellent versatility, this room could adapt easily as a family's requirements change, making it equally suitable as a children's bedroom, nursery, playroom or dedicated home office.

Completing the upper level is the impressive family bathroom. Finished in contemporary neutral tones, the room features extensive large format wall tiling and wood-effect flooring, creating a stylish yet practical finish. A particularly generous walk in shower with a large glass screen forms the centrepiece of the room, complemented by a WC, wash hand basin and contemporary chrome heated towel rail. Natural light is provided by the privacy glazed window, while recessed ceiling lighting completes this modern family space.

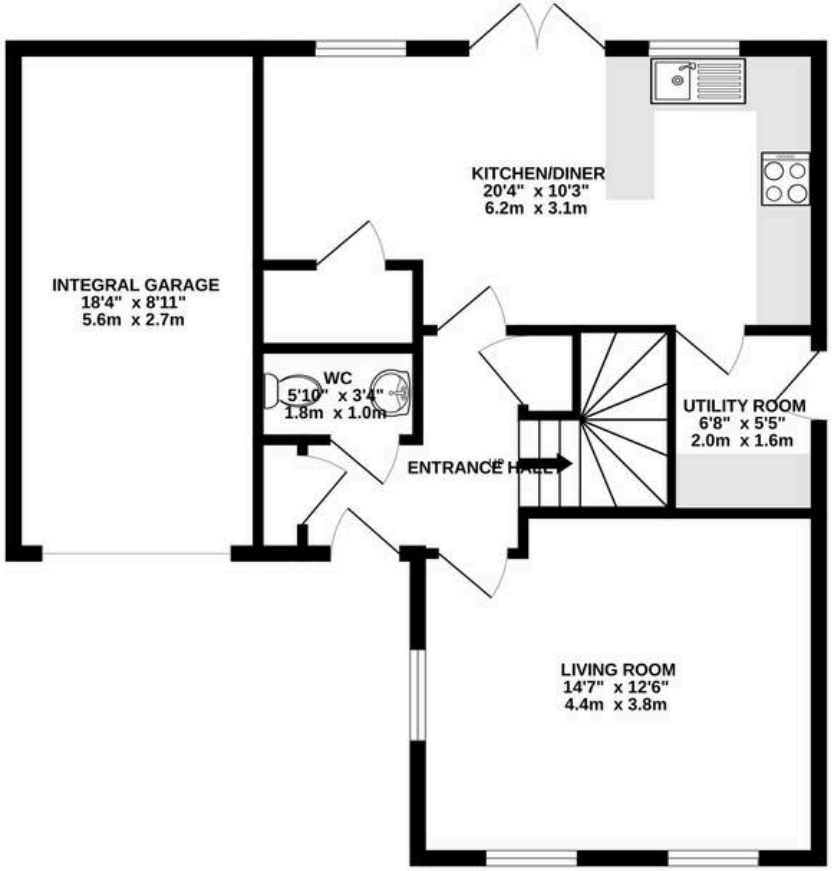
Overall, Crichton's Way offers an excellent combination of generous room sizes, modern finishes and thoughtful practical features. From the recently upgraded kitchen and spacious living accommodation to the four well proportioned bedrooms, excellent storage, EV charging point and landscaped west facing garden, this is a home exceptionally well suited to modern family life.

Crichton's Way enjoys a fantastic position within Armadale, offering the convenience of a modern residential development while keeping many of the area's key amenities close at hand.

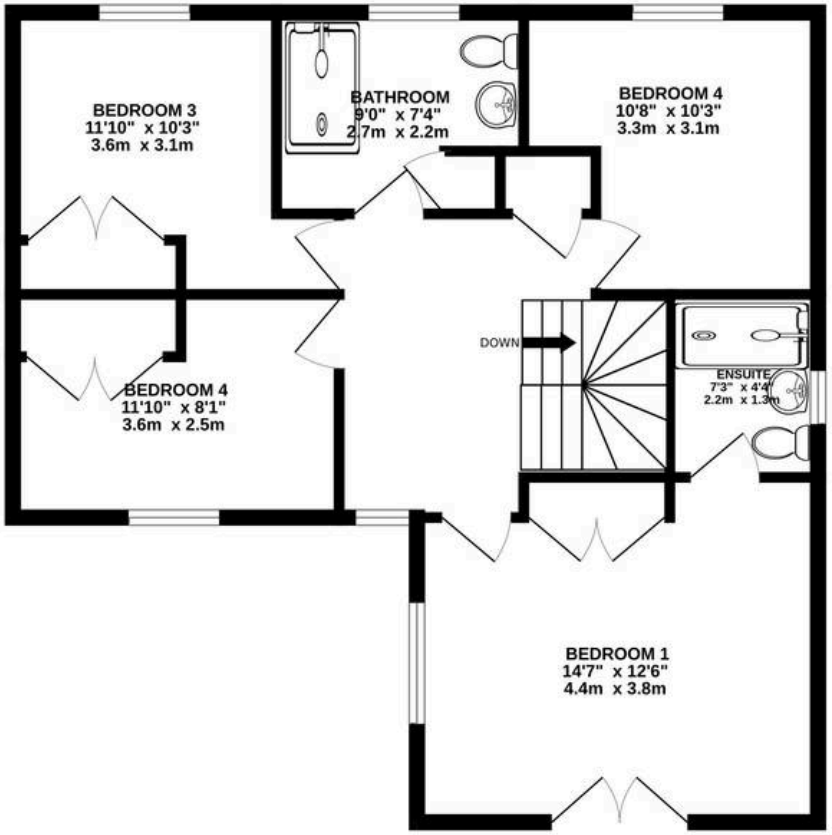
For commuters, Armadale Train Station is within walking distance, providing excellent rail connections towards both Edinburgh and Glasgow and making the location particularly appealing for those travelling throughout the central belt. Road connections are also readily accessible, with Armadale well positioned for travel throughout West Lothian and beyond.

Families are particularly well catered for, with Southdale Primary School within walking distance and the property situated within the catchment area for Armadale Academy. Everyday shopping is equally convenient, with an Asda supermarket nearby, alongside the wider selection of local shops, services and amenities available throughout Armadale and neighbouring Bathgate.

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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