





Armadale

WEST LOTHIAN, EH48 3JX

Armadale is nestled in West Lothian, five miles to the west of Livingston.

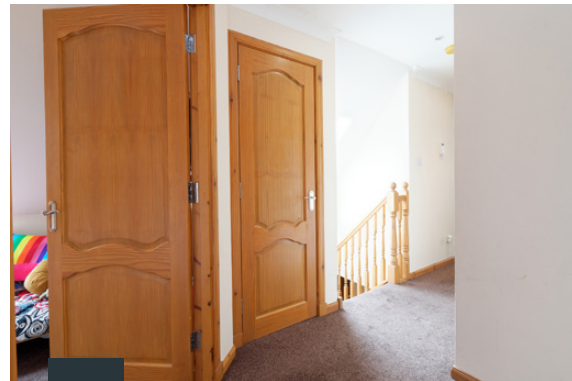
Grown from a quiet weaving and farming community, the town's bustling streets give no hint of its modest past.

Plentiful shops take care of day-to-day needs and with excellent schooling at primary, through to high school levels, this town has a lot to offer including excellent rail links to Glasgow and Edinburgh.

A quick trip to nearby Livingston Designer Outlet will provide all you need for a more extensive retail experience. Along with a generous selection of shops, you will find several restaurants, bars, and an excellent cinema.

Minutes from the M8, and just twenty miles from Edinburgh and twenty-five miles from Glasgow, Bathgate is perfectly placed for the commuters looking to escape the city.





2 Stonerigg View

ARMADALE, WEST LoTHIAN, EH48 3JX

McEwan Fraser Legal is delighted to present this stunning four bedroom detached villa on the edge of the beautiful Black Moss nature reserve. Offering panoramic views over open green fields, this is a semi-rural location but still just a short walk to the centre of Armadale. The property itself is presented in excellent internal order and also benefits from a detached double garage with loft games room, ample parking, solar panels and a cabin to the rear with hot tub. Viewing is essential to fully explore both the proportions and the situation of this lovely home.

Internally, the property enjoys extensive living and entertaining space which is focused towards a large, dual aspect, living room come dining room. Neutrally decorated and finished with wooden flooring, the lounge has a bay window to the front and door to the rear. The sheer space on offer gives an incoming purchaser tremendous flexibility to create the layout they feel most comfortable with. Double doors from the lounge open into the dining kitchen create an easy natural flow through the principal living areas. Alongside space for a dining table, there is space for additional seating in the bay overlooking the rear garden. The kitchen has real potential to become the heart of the home. Ground floor accommodation also includes generous en suite double bedroom and welcoming entrance hallway with WC.

Climbing the stairs, there are three further bedrooms including an en-suite master and a further shower room. The master bedroom is incredibly spacious being over 6 metres long and including several integrated wardrobes. This amount of floor space allows plenty of additional furniture. The en suite bathroom is the best in the house with a free-standing bath and large separate shower cubicle.

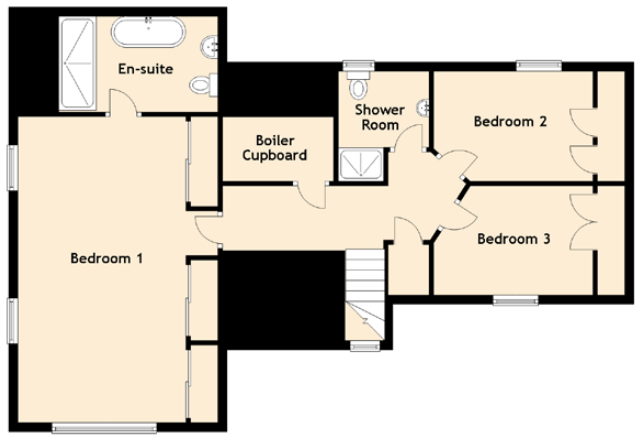
Further features include an integrated Sonos sound system, a mixture of oak and Karndean flooring and an extensive driveway.





Specifications & Details

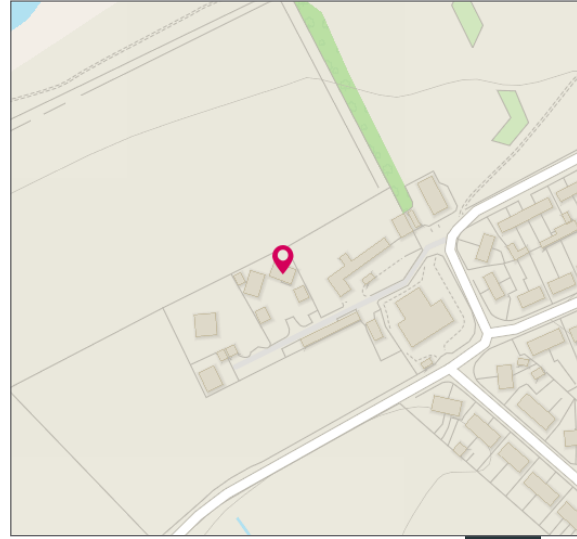
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)	
Lounge/Diner	8.90m (29'2") x 5.40m (17'9")
Kitchen/Diner/Sun-Room	6.70m (22') x 5.75m (18'10")
Utility	1.60m (5'3") x 1.50m (4'11")
Bedroom 4	3.60m (11'10") x 2.90m (9'6")
En-suite	2.60m (8'6") x 1.50m (4'11")
WC	1.50m (4'11") x 1.40m (4'7")
Bedroom 1	6.70m (22') x 3.70m (12'2")
En-suite	3.50m (11'6") x 2.10m (6'11")
Bedroom 2	3.50m (11'6") x 2.41m (7'11")
Bedroom 3	3.10m (10'2") x 2.40m (7'10")
Shower Room	2.40m (7'10") x 2.00m (6'7")

Gross internal floor area (m²): 193m² | EPC Rating: B

Extras (Included in the sale): All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





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Text and description
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Surveyor



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Photographer



Layout graphics and design
ALLY CLARK
Designer