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11 Forrest Place

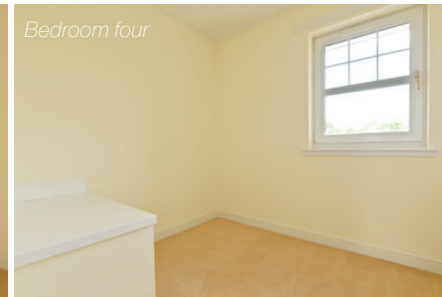
ARMADALE, BATHGATE, WEST LOTHIAN, EH48 2GZ



14 Forrest Place

The popular West Lothian village of Armadale is well within commuting distance to both Edinburgh and Glasgow. A well connected train station is only an approximate ten minute walk away, giving direct access to both Edinburgh and Glasgow within thirty five minutes. An efficient public transport network operates throughout West Lothian and further afield.

The traditional town centre boasts a good selection of shops including an ASDA supermarket whilst more comprehensive amenities are available in the nearby towns of Bathgate and Livingston, both easily accessible by car or bus. There are several nursery and primary schools close by, as well as the recently completed Armadale Academy. West Lothian offers extensive and recreational facilities, including a number of restaurants and a swimming pool. Livingston town centre, an approximate fifteen minutes drive away, offers a selection of amenities to include supermarkets, cinema, bars, banks and professional services. In addition, there are specialist stores housed in the main Almondvale Centre and Livingston Designer Outlet. There are also a number of country parks, country walks and for the golfing enthusiast, Deer Park Country Golf Club and Dalmahoy Golf Club to name a few.



This four bedroom detached villa is a ideal opportunity for a young or mature family to acquire a spacious family home.

The reception hallway is welcoming with a staircase to the upper level, and in turn gives access to all lower accommodation. The lounge is well-proportioned and over looks the front private garden. The lounge leads onto the kitchen/diner and is fitted with a full range of base and wall mounted storage units complete with integrated oven, hob and cooker hood. The kitchen provides access to the rear sun room ideal for entertaining family and friends. The fully enclosed rear garden

can be accessed from the sun room and the single garage can also be accessed via the kitchen. Also located on the ground level is a handy WC.

On the upper level the master bedroom is located to the front of the property complete with built-in wardrobe/storage cupboard, the master bedroom also benefits from an en-suite shower room. You will also discover three further bedrooms on this level, two benefiting from built-in wardrobes. The family bathroom with white suite is a contemporary room and is partially tiled.

Internally the property also benefits from gas central heating and double glazed windows throughout. You will find ample storage throughout, with the attic providing additional storage space.

Externally the property benefits from front, side and rear private gardens, with the rear offering a safe environment for the younger members of the family. The single garage can be accessed via the mono-block driveway which can accommodate several vehicles. Externally to the front the property enjoys a wonderful undisturbed front aspect view of the local park area.



The image displays two 3D architectural renderings of a property's floor plans. The left rendering shows a layout with a large Living Room, a Kitchen with an orange countertop, a Sun Room, a Garage, and a WC. The right rendering shows a layout with four Bedrooms, a Bathroom, and an En-suite. Both plans include a central staircase and are presented in a perspective view with light blue walls and wooden flooring.

in a small, little-known online community!



Layout graphics and design
BEN DAYKIN
Designer

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