



Armadale | Drove Road | Fixed Price £160,000

A well presented three-bedroom home in sought-after Armadale, offering move-in-ready living and a family-friendly garden with open outlooks.



Nestled in the heart of the sought-after locale of Armadale, 60 Drove Road presents an enticing opportunity for first-time buyers and families yearning for a place to call home. This delightful three-bedroom house beckons with its fresh, neutral decor and a state of readiness that promises a seamless transition to comfortable living.

Upon approach, the residence greets you with a charming, laid-to-lawn front garden, setting the stage for the warmth within. A practical porch space allows for the neat organisation of outerwear before stepping into the welcoming entrance hallway. This central thoroughfare branches off to the generous lounge/diner and well-appointed kitchen, while a carpeted staircase ascends to the private quarters above.

The lounge/diner area is a celebration of space and light, featuring a large window that bathes the room in natural daylight and doors that open onto a decked area, perfect for al fresco dining or simply enjoying the outdoors. There is ample space for a family dining table and chairs - ideal for enjoying meals together. The kitchen is well-equipped, featuring a range of base and wall units offering excellent storage and workspace. There is room for a free-standing cooker, washing machine, and fridge/freezer - with the cooker and washing machine included in the sale (no warranties). Tiled splashbacks and modern vinyl flooring add a practical finish, and a door provides direct access to the rear garden.

Ascend to the first floor, where three sizeable bedrooms await, each offering ample space for free-standing furniture, with one boasting built-in storage. All bedrooms are adorned with neutral tones, ensuring a restful ambience. The family bathroom, showcasing a white three-piece suite with a shower above the bath, stylish wet wall panelling, and vinyl flooring, completes this level of the home.

The rear garden is a treasure, offering a serene green outlook and secure perimeters thanks to timber fencing-ideal for children and pets. The space is practically designed with paving, chips, and decking for effortless upkeep.

With the added benefits of gas heating and double glazing throughout, this abode is not only inviting but practical. It awaits its new owners to begin their journey within its comforting embrace. Welcome to 60 Drove Road - a place where memories are waiting to be made.





Extras: Floor covering, blinds, white good including cooker and washing machine (no warranty)

Location: Discover Life in Armadale, West Lothian

Armadale is a vibrant and well-connected town nestled in the heart of West Lothian, offering a fantastic lifestyle opportunity for families, professionals, and commuters alike. Perfectly situated between Edinburgh and Glasgow, it strikes an ideal balance between tranquillity and modern convenience.

A town with a strong sense of community, Armadale has seen significant regeneration and development in recent years while retaining its welcoming, small-town charm. It boasts an excellent range of local amenities, including independent shops, supermarkets, cafes, takeaways, and essential services. For families, the town is home to well-regarded primary schools and is within easy reach of secondary schools and further education facilities across West Lothian.



Leisure opportunities abound, with a local swimming pool, sports centre, and nearby golf courses. For those who enjoy the outdoors, Armadale is just a short drive from the beautiful Beecraigs Country Park and Polkemmet Country Park - both offering walking trails, play areas, picnic spots, and an abundance of wildlife. Whether it is a weekend walk, a family day out, or a place to exercise, the surrounding countryside provides plenty of space to unwind.

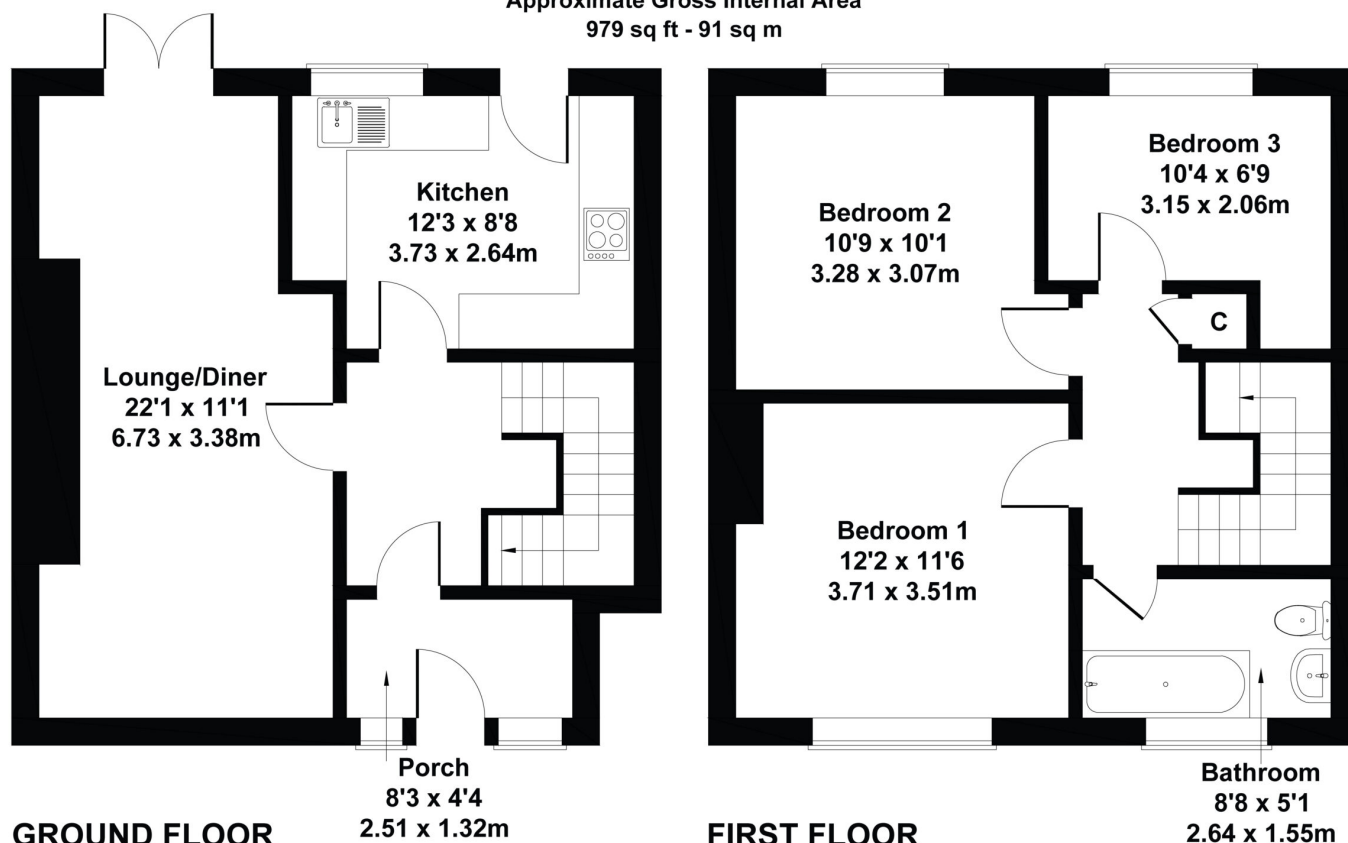
Commuters will appreciate the town's excellent transport links. Armadale Railway Station offers direct and regular services to both Edinburgh Waverley and Glasgow Queen Street, making daily travel to either city easy and efficient. In addition, the M8 motorway is easily accessible, connecting you to Scotland's central belt and beyond. There are also good local bus services linking Armadale with neighbouring towns such as Bathgate, Whitburn, and Livingston.

Armadale is a place where community spirit, convenience, and natural beauty come together. It's no surprise that it has become one of West Lothian's most sought-after places to call home.



60 Drove Road, Armadale

Approximate Gross Internal Area
979 sq ft - 91 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



All Enquiries

Telephone: 01506 500 999

E: info@hometownestateagents.co.uk

W: hometownestateagents.co.uk



Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.