



£216,995 Fixed Price

Mallace Avenue, Armadale

Detached House | 4 Bedrooms | 3 Bathrooms

01501 486123



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Step Inside

Key Features

- Detached Villa
- Master Ensuite
- 4 Bedrooms
- Large Monoblock Driveway
- Close to Local Amenities

Property Description

Immaculately presented and spacious, four bedroom, detached family home, with private gardens and garage. Property comprises: Entrance hall, lounge, dining room, kitchen diner, living level WC, 4 bedrooms, family bathroom and garage.

Main Particulars

Beautifully presented detached family home with four bedrooms, occupying an enviable position in a highly sought after modern development in the town of Armadale. This bright and spacious property has been well maintained and offers generously proportioned accommodation over two floors. Property comprises: Entrance hall, lounge, dining room, kitchen diner, living level WC, 4 bedrooms including master en-suite, family bathroom and single garage.

Location

Armadale is a popular town, with a great sense of community. Ideally placed for the commute, it has easy access to the M8 and the M9 network. The railway station connects to both Edinburgh and Glasgow. A well serviced town centre is only a short walk away.

Entrance Hall

The entrance hall was recently extended to provide a more functional and spacious welcome to the property. A door leads to the living room and carpeted stairs give access to the upper floor.

Lounge

A large, well-presented room with a bay window overlooking the front aspect. There is a fitted electric fire, and french doors lead into the dining room. The flooring is laminate.

Dining Room

Looking over the rear aspect this bright dining / second reception room offers access to both the lounge and kitchen. The flooring is laminate.

Kitchen Diner

This spacious Kitchen Diner boasts a range of modern fitted base and wall units with contrasting worktops, and integrated oven and hob. There is space for a dining table and patio doors give access to the rear garden. An archway leads to the living level WC and a large storage cupboard. The floor is slate tiling.

Master Bedroom

The master bedroom overlooks the front aspect and benefits from spacious fitted wardrobes providing ample storage. There is carpet flooring and a door leads to the en-suite, which consists of an enclosed shower cubicle, wash basin and WC.

Bedroom 2

Bedroom 2 is a double with carpet flooring. A window overlooks the front of the property.

~~Bedroom 3~~

Bedroom 3 is again a double with carpet flooring, this time overlooking the rear aspect.

~~Bedroom 4~~

Currently used as an entertainment room / study, bedroom 4 is also a double with carpet flooring.

~~Family Bathroom~~

This bright family bathroom is tastefully decorated. The white 3 piece suite has a bath with a handheld shower. A wash basin and WC are set within a vanity unit.

~~Garage~~

Single garage currently used for storage.

~~Externally~~

The front garden boasts a large monoblocked driveway with space for up to five cars. To the rear there is a large enclosed garden with artificial turf and paved patio area making it very low maintenance. The rear garden is west facing and as such benefits from the sun for most of the day in fair weather

~~Extras~~

All blinds are included, as is the garden shed.

In addition the current owners have installed new windows throughout, a new boiler, and had the driveway monoblocked. All work was carried out in 2016

LOUNGE	15'3 x 10'11 (4.6m x 3.3m)
DINING ROOM	9'9 x 8'6 (3.0 x 2.6m)
KITCHEN DINER	13'10 x 9'9 (4.2m x 3.0m)
LIVING LEVEL WC	6'4 x 3'7 (1.9m x 1.1m)
MASTER BEDROOM	12'4 X 11'4 (3.8m x 3.5m)
EN-SUITE	6'11 x 5'8 (2.1m x 1.7m)
BEDROOM 2	11'9 x 9'9 (3.6m x 3.0m)
BEDROOM 3	13'5 x 8'4 (4.1m x 2.5m)

BEDROOM 4 10'11 x 8'9 (3.3m x 2.7m)

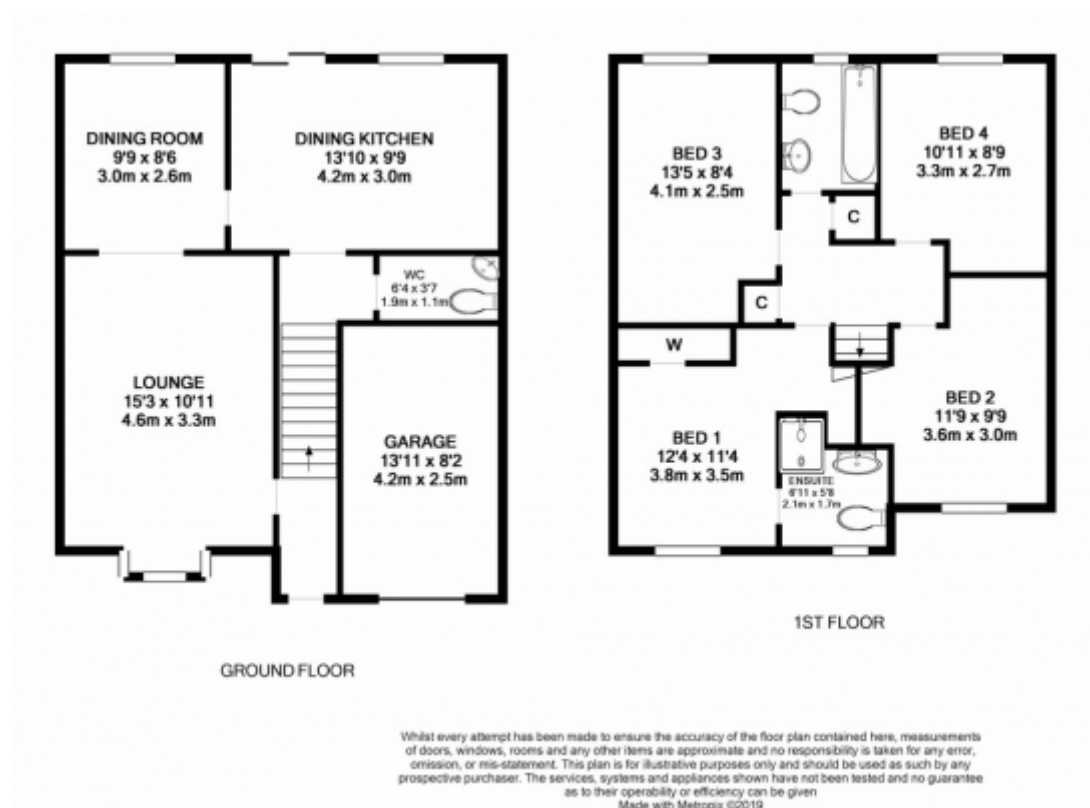
FAMILY BATHROOM 6'10 x 4'10 (2.1m x 1.5m)

EPC Band C

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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