



171 Mallace Avenue

Armadale, EH48 2GE

Offers over £275,000



Back On Market July 12th Tucked within a quiet cul-de-sac setting in this sought after residential development in Armadale, this impressive 4 bedroom detached property offers a wonderful home for a growing family. Mallace Avenue has long proved popular with buyers of all ages and enjoys a convenient position at the east of the town that is especially handy for commuters. M8 junction 4 can be found in short driving distance and provides easy access to the central belt for buyers travelling for work or leisure whilst a train station within the town offers a regular link to the larger towns and cities of the region. Schooling for all ages and a selection of shops and amenities for everyday needs can be found in the town, whilst the larger towns of Bathgate and Livingston are nearby and offer a wider range of shopping and recreational pursuits.



Description

Comprising 1250 sqft of versatile accommodation, this property is the ideal space for a family looking to establish their forever home. Four well proportioned bedrooms includes a master with en-suite shower room and fitted wardrobes, with additional fitted storage found to bedroom 2. The remaining bedrooms suit those with young children or to assist with ever changing home working requirements, with a family bathroom featuring a 3 piece white suite and an additional WC off the main entrance hall providing further convenience. The ground floor is fully fitted with Karndean flooring and enjoys a great sized main living room with feature French doors to the rear, allowing ample space to relax and unwind. The generous open plan dining kitchen is the heart of the home, perfect for everyday meals or to entertain family and friends. Gas central heating and double glazing throughout offer further practical comfort. The property enjoys a peaceful spot within the development, including a generous driveway to allow off-street parking spaces for a handful of cars, with an integral garage providing extra parking and storage potential. The low maintenance rear garden is perfect for enjoying the afternoon and evening sunshine, with patio, decked terrace and a summer house ready for the new owner to put down their own stamp.

Location

Armadale is an expanding town perfectly situated for the commuter. A train station provides excellent links to Edinburgh and Glasgow with a regular service in either direction. The M8 and M9 motorways are also easily accessible. The town offers a good selection of shops and services for everyday needs, with a more comprehensive range available in nearby Bathgate and Livingston. There is a selection of schooling for all ages available within the town, whilst there is also a choice of restaurants and a number of walking and cycling routes for those keen to explore the outdoors.

WC 5'2" x 3'7" (1.60m x 1.10m)

Living Room 15'5" x 15'1" (4.70m x 4.60m)

Dining Kitchen 28'6" x 9'2" (8.70m x 2.80m)

Bedroom 1 14'1" x 13'1" (4.30m x 4.00m)

En-Suite 8'6" x 4'11" (2.60m x 1.50m)

Bedroom 2 10'9" x 8'10" (3.30m x 2.70m)

Bedroom 3 10'9" x 9'6" (3.30m x 2.90m)

Bedroom 4 9'10" x 8'6" (3.00m x 2.60m)

Bathroom 6'2" x 5'10" (1.90m x 1.80m)

Key Info

Home Report Valuation: £280,000

Total Floor Area: 116m² (1250 ft²)

Parking: Driveway & Garage

Heating System: Gas

Council Tax: E - £2495.38 per year

EPC: C

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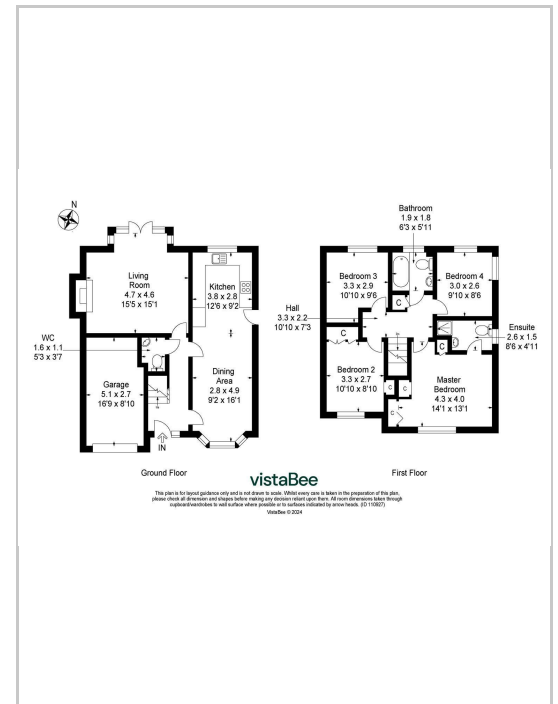
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Area Map



Floor Plans



Energy Efficiency Graph

