



192 Mallace Avenue, Armadale

Offers Over £170,000



192 Mallace Avenue

Armadale

Welcome to your new modern 2-bedroom end-terraced home nestled in the sought-after estate of Mallace Avenue. Tucked away at the end of the estate, this property offers a serene and private setting, complemented by a driveway providing convenient off-street parking.

As you step inside, you're greeted by an inviting entrance hall leading to a well-proportioned and brightly lit living area. Glazed internal doors allow natural light to flow seamlessly throughout, creating an airy atmosphere perfect for everyday living and entertaining.

The modern fitted kitchen boasts integrated appliances including a fridge/freezer, washing machine, and dishwasher. With ample additional space for dining, it effortlessly transitions into the outdoor living space with French doors, offering a natural flow of indoor/outdoor living.

Completing the ground floor is a convenient fresh W/C, adding to the practicality of this home.



Upstairs, discover the newly upgraded bathroom featuring contemporary touches such as a chrome towel rail, a shower over the bath, and fitted storage for keeping essentials neatly organised.

Bedroom One awaits as a spacious retreat, complete with fitted mirrored wardrobes and additional storage cleverly utilised by the current owners as a dressing area. Bedroom Two offers ample space for relaxation or can serve as a versatile space to suit your needs.

Externally, the property boasts a south-west facing garden laid mainly with lawn, complemented by a decked patio area and a stone-chipped section, perfect for enjoying the sun and entertaining friends and family.

In summary, this modern end-terraced home at Mallace Avenue presents a fantastic opportunity for buyers seeking comfort, style, and convenience. With its prime location, well-appointed interiors, and inviting outdoor spaces, it's ready and waiting for you to simply move in. Don't miss your chance to make this your new home sweet home!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







Bridges Properties

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