



151 Mallace Avenue, Armadale

Offers Over £280,000

151 Mallace Avenue

Armadale

This outstanding five-bedroom detached home on Mallace Avenue, Armadale, is presented in true walk-in condition, with fresh carpets and a neutral décor throughout, offering the ideal blank canvas for its next owner.

A bright and welcoming hallway sets the tone on entry, leading through to a contemporary kitchen that balances practicality with style, featuring excellent worktop space, generous fitted storage, a built-in oven and hob alongside integrated dishwasher and washing machine and provision for freestanding appliances, all complemented by pleasant views over the rear garden.

The lounge is an impressive yet inviting space, expansive enough to accommodate a variety of layouts while retaining a cosy atmosphere, finished with a wallpapered feature wall and French doors that open to the south-facing garden, flooding the room with natural light and creating an ideal setting for both everyday living and entertaining.

A separate dining room provides further versatility, easily accommodating family gatherings or serving as a spacious fifth bedroom, while an additional reception room offers flexible use as a snug, playroom, or second dining area, ensuring the layout adapts perfectly to individual lifestyles.

Completing the ground floor is a practical WC neutral and ready for its new owners personal touch.

- Chain Free
- Spacious & Versatile Five-Bedroom Layout
- Low-Maintenance South-Facing Garden
- Neutral Blank Canvas Throughout
- Contemporary Kitchen with Garden Views
- Desirable and Well-Established Development



Upstairs, the home continues to impress with four generously sized double bedrooms, all designed to offer both comfort and practicality. The principal bedroom is the highlight retreat, easily accommodating a king-size bed while offering a wealth of built-in storage. It also benefits from a private en-suite shower room, styled in a neutral palette with partial tiling that lends a clean, contemporary feel. The en-suite includes a spacious shower enclosure and thoughtful neutral finishes that add a touch of understated luxury. The second bedroom rivals the main in size and appeal, also featuring substantial fitted wardrobes and plenty of floor space for additional furnishings. The third bedroom is another well-balanced double, ideal for children, guests, or extended family, and includes integrated storage to maximize functionality.

The fourth bedroom offers superb flexibility currently used as a dressing room, whether used as a bedroom, a study, or a home office, it adapts effortlessly to changing needs and is enhanced by sharp fitted wardrobes and excellent natural light.



Completing the floor plan is the fully tiled family bathroom, a generously sized space that combines practicality with a touch of luxury. It features a large walk-in shower with sleek glass screening, contemporary fixtures, and tiling throughout. Additional touches such as under-sink storage help keep the space clutter-free, while the overall layout offers both comfort and style, making it ideal for busy family life.

Additional storage is thoughtfully integrated throughout the upper level, ensuring clutter is kept to a minimum and space is used efficiently. With each bedroom offering generous proportions, built-in storage solutions, and the versatility to suit a range of lifestyles, the upper floor perfectly complements the spacious and well-considered layout of the home.

Externally, the rear garden is a private suntrap, designed for low-maintenance living with a blend of lawn and Monoblock, complemented by a garden shed and convenient side gate access. The home is further enhanced by its highly sought-after location, close to well-regarded schools, local shops, green spaces, and excellent transport links including Armadale train station, making it ideal for commuters and families alike. Spacious, versatile, and ready to move straight into, this home combines comfort, convenience, and potential, inviting its new owners to personalise with ease and enjoy everything it has to offer.

*All blinds, light fittings, curtains and integrated appliances included.

Council Tax band: E

Tenure: Freehold



REAR GARDEN

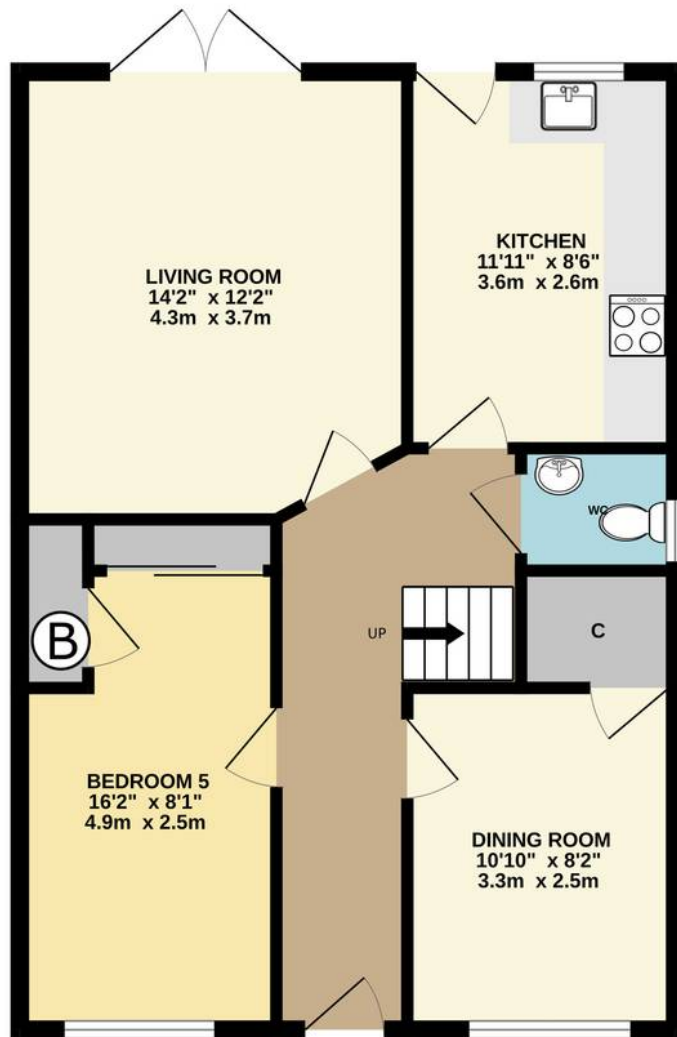
GARAGE

Double Garage

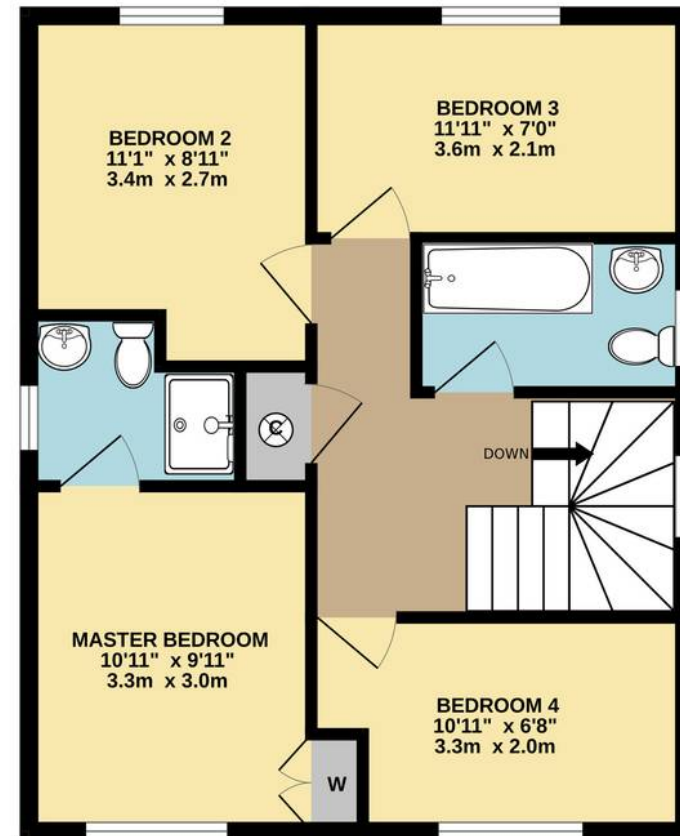




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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