



57 Mill Road, Armadale



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NIALL MCCABE & RE/MAX SELECT (BATHGATE) are privileged to present to the market this truly exceptional residence. 'Abriachan' is a stunning 3-bedroom detached bungalow, set within the highly sought-after Mill Road in Armadale - just moments from the main street. The property has been meticulously refurbished by the current owners and offers a genuine turn-key family home. Internally, the accommodation comprises an elegant L-shaped living space, three double bedrooms, a bespoke gourmet kitchen, and a beautifully appointed shower room. Externally, the home is framed by a magnificent wrap-around plot, complete with a detached garage and multi-car driveway.

All internal accommodation radiates from a magnificent T-shaped hallway; to the left lies the impressive dual-aspect lounge/diner, finished with plush carpeting, a striking feature wall, and elevated views across the area—an exceptional space for both relaxation and entertaining. Adjacent is the bespoke kitchen, beautifully appointed with an array of high-gloss cabinetry, an elegant splashback, and space for a variety of freestanding appliances, all while enjoying a peaceful outlook over the rear garden. Bedrooms one to three are thoughtfully positioned on the opposite side of the home to ensure utmost tranquillity; each is generously proportioned, enhanced by refined styling, impressive windows with pleasing views, and flexibility for various furniture arrangements. Completing the interior is a beautifully finished three-piece shower room, featuring a crisp white suite, luxurious flooring, and natural light from a glazed window.

Externally, the property sits at the heart of a magnificent plot - enveloped by sweeping lawns, mature shrubbery, and lush planting, creating a truly idyllic setting. The front is predominantly laid to lawn, complemented by an attractive brick retaining wall, with access to a generous multi-car driveway and a detached single garage. To the rear, the grounds offer a wonderfully private and tranquil retreat, perfectly suited to family gatherings, featuring an expansive lawn, beautiful trees, and established planting, with excellent scope for further development. The side gardens continue the theme, offering generous, well-kept green







## **REMAX SELECT – *By Niall McCabe***

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