



125 Mallace Avenue, Armadale

RE/MAX SELECT



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NIALL MCCABE & RE/MAX SELECT (BATHGATE) are proud to present this exceptional 4/5-bedroom detached family residence. Perfectly positioned on prestigious Mallace Avenue in Armadale, this remarkable home showcases elegant interiors, a versatile layout, and beautifully landscaped gardens - a truly outstanding forever home. Internal accommodation comprises of; generous lounge, bespoke kitchen/dining space, multiple bedrooms, and three luxurious bathrooms.

Occupying the front of the lower level, the stunning lounge offers an elegant retreat, beautifully finished with stylish flooring and a refined contemporary aesthetic - the perfect setting for relaxation and entertaining. Spanning the full width of the home at the rear, the bespoke kitchen/dining suite forms the heart of the property, featuring an extensive range of shaker-style cabinetry, premium contrasting work surfaces, and an array of windows that frame the garden while bathing the space in natural light. Adjacent to the kitchen is a practical utility room, together with a well-appointed fifth bedroom and a stylish two-piece W.C., creating an ideal guest suite with excellent versatility.

The upper-level hosts four generously proportioned double bedrooms and two beautifully appointed bathrooms. The impressive principal suite enjoys fitted wardrobes, an elegant feature arch, and a private en-suite shower room, creating a luxurious sanctuary. The remaining three bedrooms offer excellent proportions and exceptional flexibility, effortlessly adapting to the needs of modern family living. Completing the accommodation is a stylish family bathroom, featuring a bathtub and contemporary wall finishes that enhance its sophisticated appeal.

Externally, the property is complemented by beautifully designed, low-maintenance grounds. The rear garden offers a superb outdoor retreat, featuring multiple terraces, expansive decking areas, and a manicured lawn, all elegantly framed by decorative stonework and established planting. To the front, a generous double driveway provides ample parking, while attractive lawned areas and side access pathways complete the impressive setting.







RE/MAX SELECT – *By Niall McCabe*

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