



 O'MALLEY

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14 Mellock Crescent
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Description

O'Malley Property are delighted to present to the market this four bedroom, detached home located on Mellock Crescent in Maddiston. Set within a quiet residential development, the property is ideally suited for growing families.

On the ground floor, the welcoming entrance hallway leads through to a spacious lounge, positioned at the front of the home. The layout then flows naturally into the impressive open plan kitchen and dining area. The kitchen offers ample worktop space, a range of integrated appliances and a sociable layout, providing ample space for family dining. Adjacent to the kitchen is a useful utility room which also provides internal access to the garage. A convenient downstairs WC and two storage cupboards complete the ground floor accommodation.

On the upper level, there are four well proportioned bedrooms. The master bedroom enjoys the added benefit of a private ensuite shower room, while the remaining bedrooms are served by the contemporary family bathroom, which features a separate shower cubicle, bath, WC, and wash hand basin.

Externally, the property offers a private driveway providing off-street parking. The rear garden is primarily laid to lawn and further enhanced by a slatted patio area, creating an ideal outdoor space for relaxation or entertaining.



“Spacious Property”

Location

Mellock Crescent sits within the popular village of Maddiston, an area well regarded for its blend of community atmosphere and excellent transport links. Local amenities including shops, schools and leisure facilities are close at hand, while nearby transport connections provide straightforward access to Falkirk, Linlithgow, Edinburgh and Glasgow. The setting offers the convenience of modern living with the benefit of a peaceful residential location.

Lounge

15'7" x 12'9"

Kitchen/Dining

19'9" x 15'4"

W.C

4'11" x 4'4"

Master bedroom

12'9" x 10'5"

En-Suite

7'1" x 4'7"

Bedroom 2

11'1" x 9'9"

Bedroom 3

10'8" x 10'8"

Bedroom 4

11'6" x 8'9"

Bathroom

9'7" x 7'7"

Fixtures & Fittings

All carpets, floor coverings, light fittings and window dressings are included in the sale

Home Report

The home report is available upon request.

Misdescriptions Act

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.



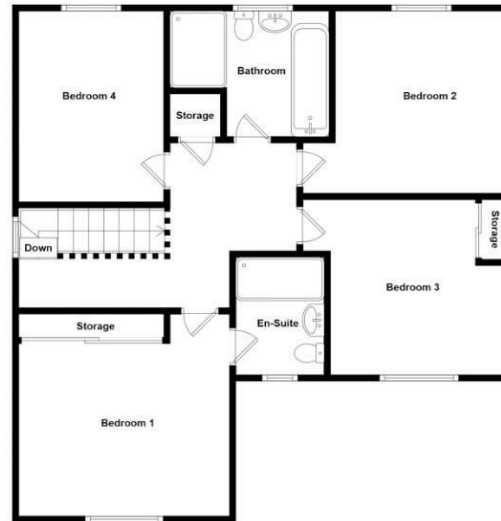
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Ground Floor



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.

