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30 Mallace Avenue, Armadale

Offers Over £225,000

- Modern Detached Villa
- 4 Bedrooms
- Master En Suite
- Dining Room / Study
- Popular Residential Estate
- New Fitted Kitchen
- Newly Laid Carpets
- Fresh Neutral Decor



30 Mallee Avenue, Armadale

Description

Situated in a popular residential estate within the town of Armadale. This spacious and well presented detached villa is a great family home and is sure to be in demand, so early viewing is strongly advised. This property is in total walk in condition and has a just had a new kitchen fitted and new carpets laid. The property further benefits from gas central heating, double glazing, fresh neutral decor and off street parking.

Accommodation

The accommodation is arranged over two levels. The lower level comprises: reception hallway, a naturally bright and airy lounge that has french doors given access to the rear garden. The modern and stylish fitted kitchen has a range of base and wall units, complementary work surfaces, electric ceramic hob, electric oven and integrated dishwasher, the dining room could be used as a fifth bedroom or study. The WC completes the lower level

The upper level houses four good size bedrooms with the master having an en suite shower. The family bathroom has a three piece suite with the hand wash basin set in a vanity unit.

Outside

Externally to the rear is an enclosed garden that is primarily laid to lawn. There is a small garden to the front. A driveway provides off street parking and access to the garage.

Local Area

Armadale has a good variety of shops within the town with more extensive shopping facilities available in nearby Bathgate and Livingston. A regular bus service runs to and from Edinburgh city centre and the surrounding areas with the property ideally placed for the M8 motorway, which provides for easy access to Glasgow. Armadale also has the added benefit of the newly opened rail link connecting Edinburgh and Glasgow. There are Primary and Secondary schools in Armadale with recreational needs more than adequately catered for by way of golf courses and local swimming pool with the surrounding countryside allowing for leisurely walks.

Lounge

3.65m x 4.53m (12'0" x 14'10")

Kitchen

4.73m x 2.66m (15'6" x 8'9")

Dining Room

3.22m x 2.66m (10'7" x 8'9")

WC

1.58m x 1.16m (5'2" x 3'10")

Master Bedroom

3.43m x 3.86m (11'3" x 12'8")

En Suite

1.56m x 3.86m (5'1" x 12'8")

Bedroom

3.00m x 2.26m (9'10" x 7'5")

Bedroom

2.75m x 2.86m (9'0" x 9'5")

Bedroom

3.04m x 2.64m (10'0" x 8'8")

Family Bathroom

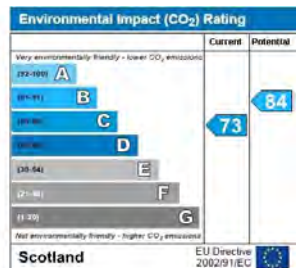
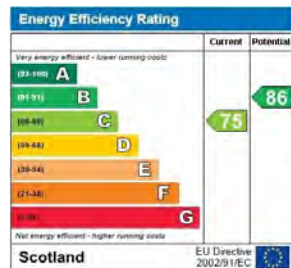
1.85m x 2.00m (6'1" x 6'7")

Contact Us

To arrange a viewing or for further details please call 01506 826232 or email property@sneddons.com.



*Official energy ratings have been made to ensure the accuracy of the floor plan 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 by each prospective purchaser. The services, systems and appliances shown herein are not fitted and no guarantee is given to their operability or efficiency can be given. Made with Measure 1/2019



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