



240 Mallace Avenue, Armadale, Bathgate, West Lothian, EH48 2GE

Light & Tastefully Presented, Four Bedroom, Detached Family Home.

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Property Description

Light and tastefully presented, four-bedroom, detached family home, with gardens, an integrated garage and a driveway. Located in a modern, maintained, and family-orientated residential development in Armadale, West Lothian.

Comprises an entrance hallway, living room, dining room, kitchen, a master bedroom with en-suite, three further bedrooms, a family bathroom and a ground floor WC.

Features include a modern fitted kitchen with integrated appliances, and good storage provisions including a loft and the garage with power, lighting and a sink. In addition, there are multiple TV and phone points, contemporary flooring, gas central heating, double glazing, and an open outlook to the front to a factored green space. Externally there is a southerly facing enclosed rear garden with a lawn and patio; whilst to the front is a lawn, flowerbed and the driveway. The development also offers additional unrestricted on-street parking and visitor spaces, and extensive well-maintained communal grounds including a children's play area.

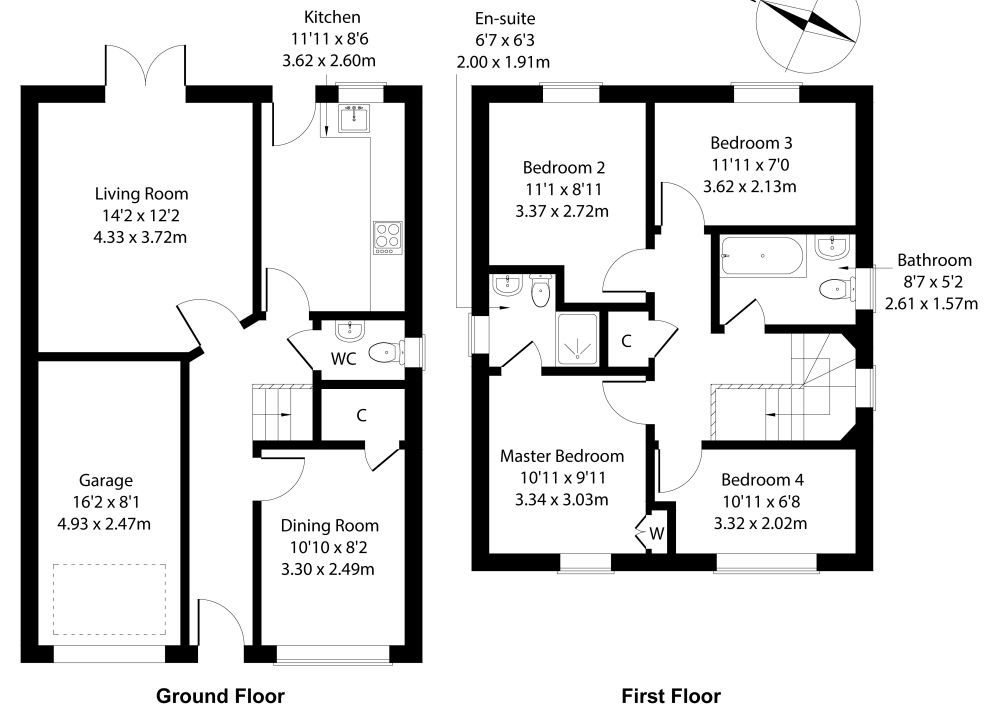
A welcoming entrance hall has wood effect flooring extending from the hallway to the kitchen, stairs leading to the first floor and affords access to a WC with a two-piece suite and tiled flooring. Set to the front, the dining room is complete with carpeted flooring, a storage cupboard, a central light fixture and ample space for dining furniture. To the rear of the property, the similarly finished living room features the same carpeted flooring, central light fixture and double french patio doors leading to the rear garden. Set aside, the kitchen is fitted with modern units, marble-effect worktops and a tiled surround. Appliances include a fully integrated oven and gas hob with a canopy above, fridge/freezer, washing machine and dishwasher.

Upstairs, the master bedroom is set to the front, featuring carpeted flooring, a built-in wardrobe and a modern en-suite shower room. Three further bedrooms are similarly well finished with carpeted flooring, central light fixtures and ample space for bedroom furniture. completing the accommodation, the family bathroom is fitted with a three-piece suite, laminate flooring and a tiled splash wall.

A 360 Virtual Tour is available online.

mov⁸ REAL ESTATE 240 MALLACE AVENUE ARMADALE WEST LOTHIAN
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Approximate Gross Internal Area: (1184 sq ft - 110 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Bathgate offers a convenient commuting location for both Edinburgh and Glasgow, and offers all the amenities expected of a sizeable town including a selection of supermarkets, primary and secondary schools, and a wide variety of high-street and speciality stores, bars, restaurants and cafés. Further extensive shopping is available in Livingston including the renowned Livingston Centre and Livingston Designer Outlet, along with extensive

local shopping and a range of supermarkets. Bathgate has two golf courses, with Bathgate Golf Club to the south, and the Balbardie Park of Peace to the north, with the park also hosting the local sports centre, offering a wide range of facilities. Beecraigs, Almondell and Polkemmet Country Parks are all excellent locations for families and walkers.





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