

Property Connections



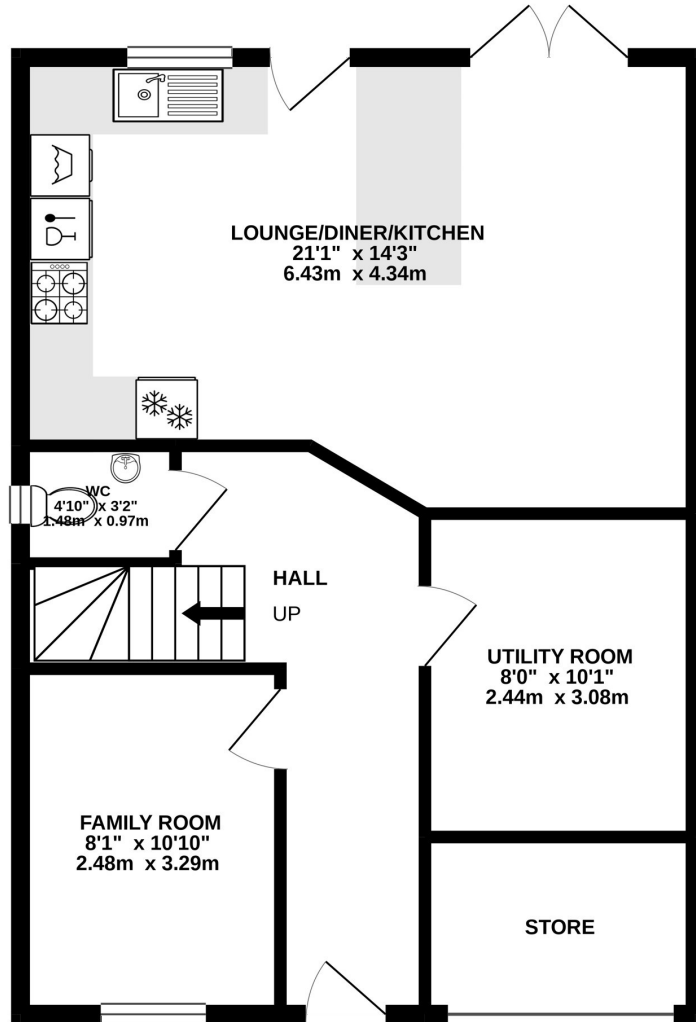
Estate Agent

01506 650 550

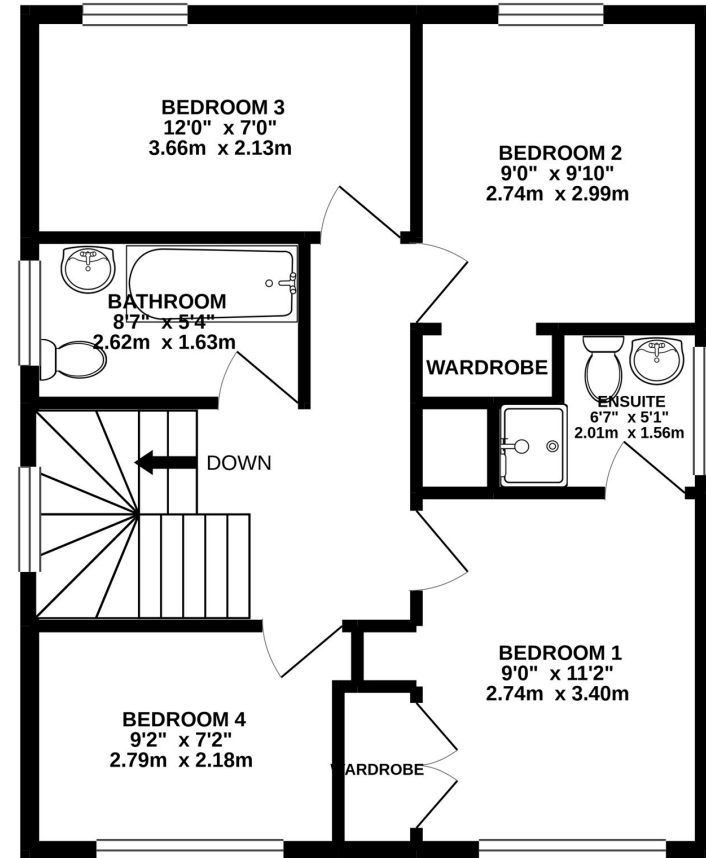


204 Mallace Avenue, Armadale

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.
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This beautifully presented 4 bedroom home has been tastefully reconfigured to offer flexible family living and will appeal to a variety of home buyers.

Property comprises: Entrance hall, lounge/dining/kitchen, family room, utility room + storage, 4 bedrooms, en suite, family bathroom and living level cloakroom.

Complete with stylish tile effect laminate, the hallway gives immediate access to all of the ground floor apartments and the carpeted stairs leading to the upper level.





Ideally located to the rear of the property for a tranquil outlook and with French doors leading onto the rear garden, the fabulous lounge/dining kitchen offers outstanding versatile family living.

The kitchen is fitted with an excellent range of base and wall mounted units with kick plate lighting and contrasting worktop incorporating a breakfast bar for informal dining. Integrated appliances include the gas hob with electric oven, dishwasher, washing machine and fridge freezer.





The family room overlooks the front garden and is complete with pastel décor and wood effect laminate flooring.



Beautifully presented bedroom one overlooks the front aspect and is complete with light décor and carpet flooring with fitted wardrobes and display recess.

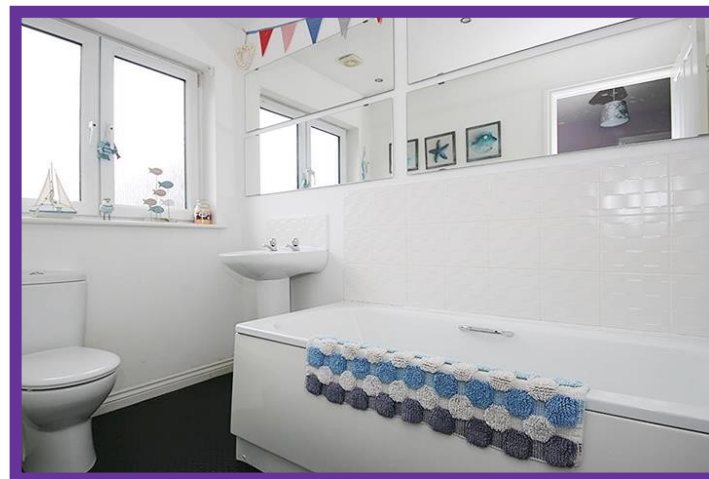
With an opaque glazed window for natural daylight and laid with contemporary vinyl flooring, the en suite is fitted with a white suite and tiled shower enclosure with mains fed shower.





Bedrooms two and three are double bedrooms to the rear of the property with bedroom two having a wardrobe recess, and bedroom four is a large single bedroom overlooking the front aspect.

The family bathroom is bright with abundant natural daylight and fitted with a white suite, stylish splash back tiling and finished with contrasting vinyl flooring, and the cloakroom is ideally located off the entrance hall and fitted with a white suite.





Externally, the front garden is laid to lawn with the driveway offering parking for 2 cars. The rear garden is a mix of timber decking, lawn and decorative paved patio.

Included in the sale are all fitted floor coverings, window blinds, curtain poles and integrated kitchen appliances.

Whilst the above particulars are believed to be correct, they are not warranted and do not form part of any contract.