



99 Mollace Avenue  
ARMADALE | WEST LOTHIAN | EH48 2QD

  
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## 99 Mallace Avenue

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Located in the sought-after area of Armadale, this four-bedroom detached house presents an inviting and spacious layout perfect for comfortable living. The home boasts a bright living room adorned with a charming bay window, allowing natural light to flood the space. The adjacent dining room offers a delightful view of the rear garden, creating a perfect setting for entertaining guests or enjoying family meals.

The modern kitchen is a standout feature of the property, boasting attractive white units that provide ample storage space and a sleek aesthetic. It is equipped with all the necessary appliances, making meal preparation a breeze. Conveniently located on the ground level is a handy WC, adding to the practicality of the home.

Ascending to the upper level, you'll find four generously sized double bedrooms, each offering integrated wardrobes to ensure plenty of storage for belongings. The master bedroom stands out with its contemporary en-suite shower room, providing a touch of luxury and privacy. The remaining bedrooms share access to a neutrally decorated family bathroom, complete with all the essential amenities for daily use.

Outside, the property features a well-maintained rear garden, providing a peaceful retreat where one can relax and unwind. Additionally, the house benefits from its garage, with the home being detached, it offers privacy and space for residents to enjoy. With its desirable location and impressive features, this detached house in Bathgate offers a wonderful opportunity for modern family living. In brief the home comprises -

- Welcoming entry vestibule.
- Bright and spacious bay windowed living room.
- Adjoining dining room with pleasant garden view.
- Modern kitchen with attractive white units and direct garden access.
- Four double bedrooms all with integrated wardrobes.
- Master bedroom featuring an en-suite shower room.
- Contemporary family bathroom.
- Handy WC on the lower level.
- Gas central heating and double glazing.
- Garage and driveway.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All blinds and appliances will be included in the sale, but their condition is not warranted. EPC Rating C.

Armadale is a well regarded West Lothian town lying well within commuting distance of both Edinburgh and Glasgow. In addition to small local shops, both Tesco and Morrisons have stores within neighbouring Bathgate, whilst nearby Livingston is home to the Almondvale Centre, Freeport Leisure Village and Livingston Designer Outlet. Recreational facilities include a golf course or Beecraigs and Almondell Country Parks which are easily accessible. Schooling at all levels is catered for. An efficient bus service operates throughout the town and to other areas, whilst Bathgate Railway Station and easy vehicular access to the M8/M9 motorway networks ensure easy commuting throughout the central belt.





