



29 Millburn Crescent, Armadale

Offers Over £208,000

**ESTAS**  
★★★★★  
ESTATE AGENT  
AWARDS 2022

BEST AGENCY  
NETWORK

The Guild of Property  
Professionals

**ESTAS**  
★★★★★  
ESTATE AGENT  
AWARDS 2021

BEST AGENCY  
NETWORK

The Guild of Property  
Professionals

**KnightBain**





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Nestled in a quiet residential location, this extended 3-bedroom semi-detached villa offers a perfect blend of modern convenience and peaceful countryside views. The property boasts a spacious and inviting interior with a modern kitchen/dining room complete with appliances, ideal for hosting family gatherings. A delightful conservatory provides a tranquil spot to relax and enjoy the picturesque surroundings. The bedrooms come equipped with wardrobes, offering practical storage solutions. With Armadale Primary School catchment at your doorstep and Armadale Academy nearby, this home presents an ideal setting for families seeking quality education options.

Outside, the property continues to impress with easily maintained gardens to the front and rear, featuring lush grassy expanses and delightful flower borders, creating a welcoming atmosphere. The long garage offers practicality with its up and over door, window, power, and light, perfect for storage or DIY enthusiasts. A monobloc driveway accommodating 3/4 cars ensures convenience for multiple vehicles, adding to the property's appeal. Whether you're taking in the serene countryside views from the back garden or enjoying the tranquillity of the front garden, this home provides the perfect outdoor spaces for relaxation and leisure. With its seamless blend of indoor comfort and outdoor charm, this property offers a wonderful opportunity for a tranquil and convenient

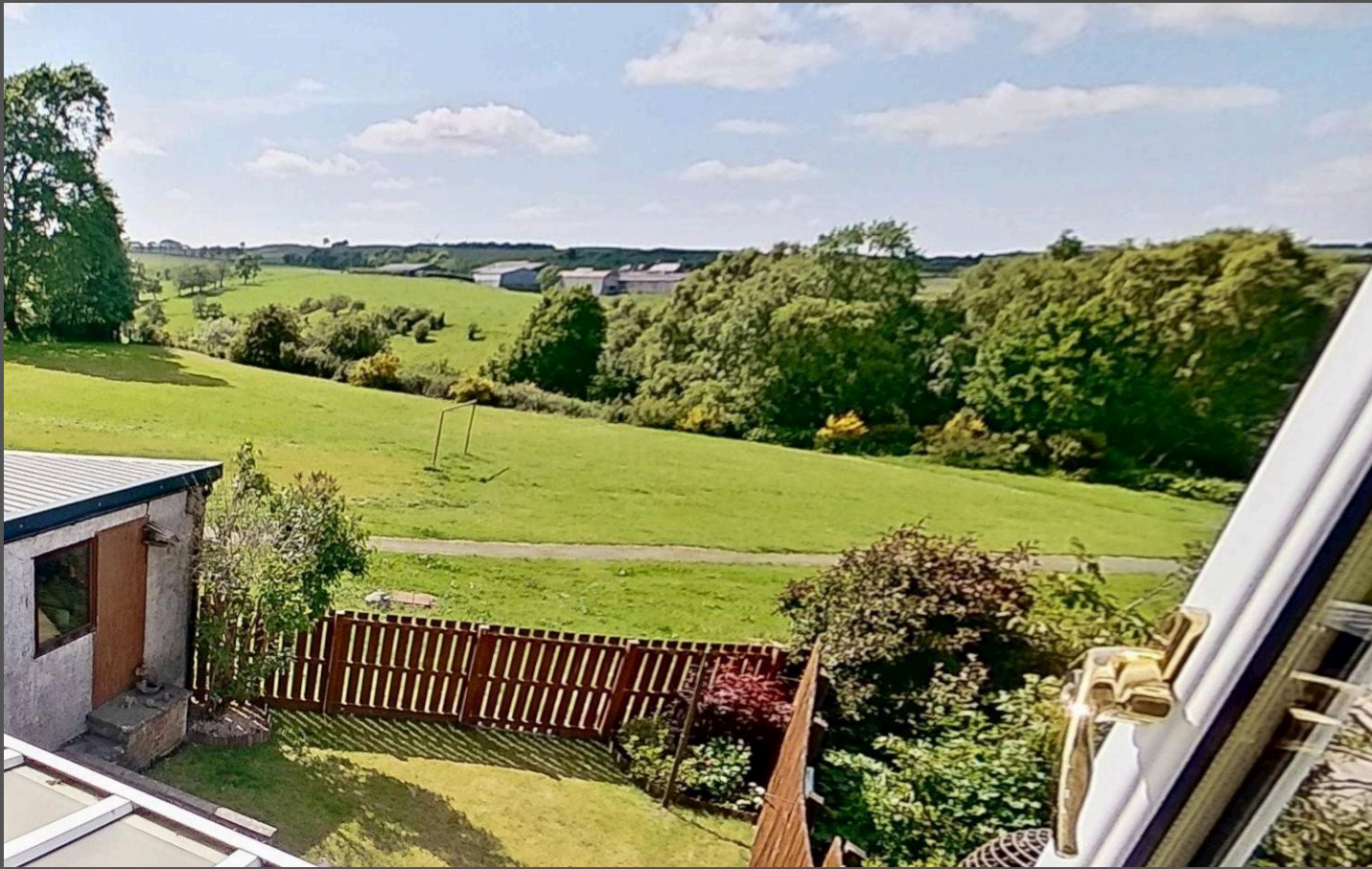






You can include any text here. The text can be modified upon generating your brochure.

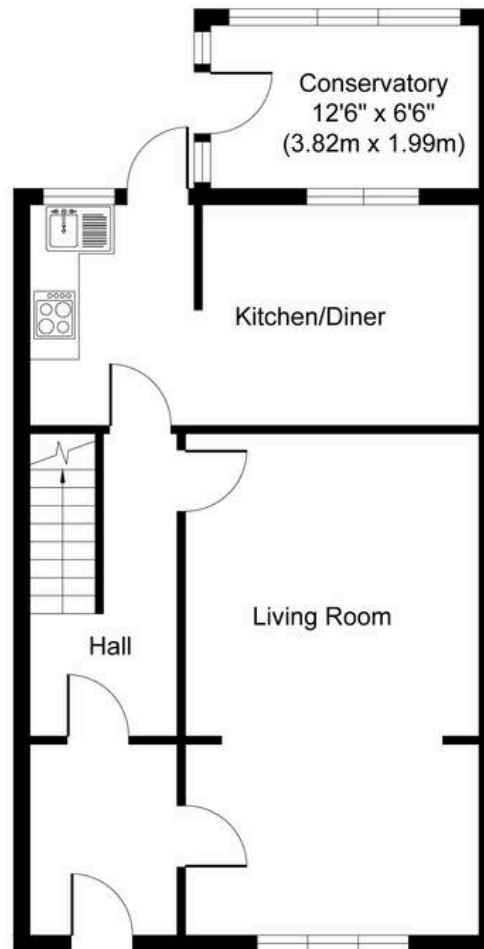




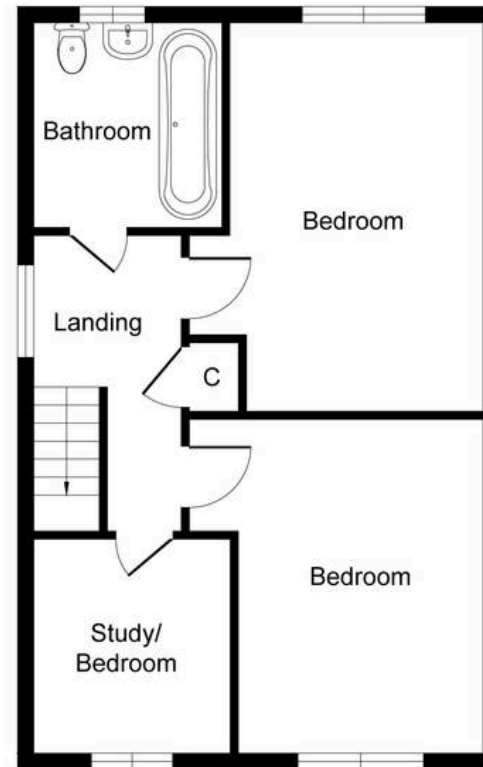
You can include any text here. The text can be modified upon generating your brochure.







**Ground Floor**  
**Approximate Floor Area**  
**604 sq. ft**  
**(56.15 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**527 sq. ft**  
**(48.97 sq. m)**

Whilst every attempt has 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





## KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn – EH52 5AG

01506 852000

[info@knightbain.co.uk](mailto:info@knightbain.co.uk)

[www.knightbain.co.uk/](http://www.knightbain.co.uk/)



**ESTAS**

★★★★★

ESTATE AGENT  
AWARDS 2022

BEST AGENCY  
NETWORK  
(RATED BY CUSTOMERS)

The Guild of Property  
Professionals

**ESTAS**

★★★★★

ESTATE AGENT  
AWARDS 2021

BEST AGENCY  
NETWORK

The Guild of Property  
Professionals