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Millburn Crescent, Armadale, EH48 3RB

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Millburn Crescent, Armadale



Boasting a stylish contemporary interior and a deceptively spacious layout, this four-bedroom semi-detached home in Armadale offers flexible family living in a peaceful residential setting.

The ground floor features a bright living room, enhanced by a large picture window overlooking the front garden. A sleek, modern breakfasting kitchen provides generous space for dining and direct access to the enclosed rear garden. Two well-proportioned double bedrooms, both finished to a high standard, complete this level, one is currently utilised as a cosy snug/TV room.

Upstairs, there are two further double bedrooms, including an attractive principal double bedroom fitted with bespoke built-in wardrobes. These rooms are served by a luxurious family bathroom, beautifully appointed with a freestanding oval bath, separate shower enclosure, washbasin built into vanity and a hidden cistern WC. A useful walk-in cupboard provides additional storage.

Externally, the front garden features a lush lawn alongside a driveway leading to a garage and the rear garden.

What's special about this house

- A four-bedroom semi-detached Armadale home, offered in pristine condition, boasting a spacious layout, contemporary interiors, and private front and rear gardens.
- Generously proportioned living room enjoying plentiful natural light thanks to a large picture window framing front garden views. Stylishly decorated it features a calm grey and white colour palette, fireplace and handsome wood-inspired flooring.
- Spacious breakfasting kitchen with rear garden access showcasing a sleek contemporary design that includes gloss grey cabinetry complemented by smooth white worktops, a tiled splashback, and high-spec integrated appliances that include a hob, oven, and extractor hood. A breakfast bar allows for informal relaxed dining.
- Light-filled, tastefully decorated, and comfortable carpeted principal double bedroom with wall-to-wall built-in bespoke wardrobes.
- A family bathroom designed for indulgence, complete with a freestanding oval bath, shower enclosure, hidden cistern WC and washbasin built into vanity.
- Generous front lawn and enclosed rear garden with a small lawn and paving.
- A driveway and detached garage provide off-street parking.

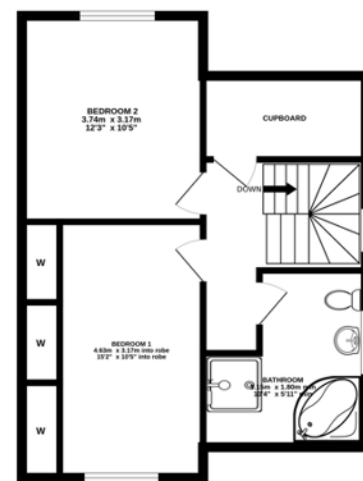
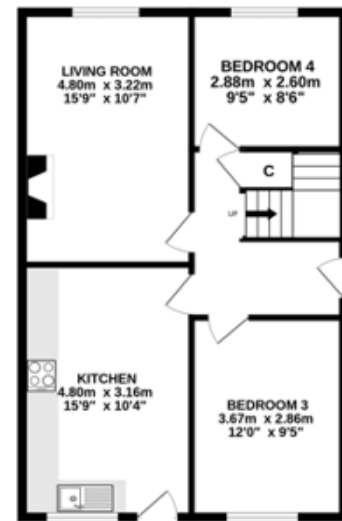


Location and Amenities

- Within walking distance of Eastertoun Primary School and Armadale Academy.
- A popular residential setting. Armadale's town centre offers a wide variety of pubs, restaurants, post office, convenience stores, and local retailers.
- Ideal commuter location close to the M8 with easy access to Edinburgh (25 miles) and Glasgow (26 miles); the M9 is a short drive away.
- Armadale Train Station with regular and swift links to Edinburgh and Glasgow is less than a 10-minute drive.
- Edinburgh International Airport is just over 17 miles from the property.
- Scenic green spaces within easy reach include Black Moss Nature Park and Polkemmet Country Park.
- Near to family-friendly recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, Armadale Thistle Football Club, and Armadale Speedway.

"Highly desirable four-bedroom semi-detached family home. Boasting exceptional garden space and finished to a high standard."

Home Report valuation	£240,000
Internal floor area	119m ²
School catchment	Eastertoun Primary School Armadale Academy
Council tax band	D
EPC Rating	C
Train station	Armadale Train Station



Dimensions Ground Floor

Living Room	4.80 x 3.22m
Kitchen	4.80 x 3.16m
Bedroom 3	3.67 x 2.86m
Bedroom 4	2.88 x 2.60m

First Floor

Bedroom 1	4.63 x 3.17m
Bedroom 2	3.74 x 3.17m
Bathroom	3.15 x 1.80m

Extras

All floor coverings, all light fittings, all blinds, oven/hob, washing machine, fridge and freezer are included

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Kirsty Black
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.