





**This unique five-bedroom detached house boasts an elevated position on an established residential street in Bo'ness and further benefits from breathtaking views, a private wraparound balcony, lovely gardens, an integral double garage, and a substantial driveway.**

*Bo'ness is home to a wealth of amenities, including a bustling town centre, schools, road and bus links, and scenic green spaces.*

Accessed at ground-floor level, the front door opens into a vestibule (with garage access) leading into a hall, where two flights of stairs lead down to the lower ground floor and up to the first floor. On the first floor, a landing with a WC leads to the living room, kitchen, dining room, and one of the five double bedrooms on offer. The bright and spacious living room offers flexibility for furniture layouts and features wall-to-wall windows that flood the room with light and frame breathtaking views. From here a door opens out onto a wraparound balcony – the perfect space for alfresco dining with a stunning backdrop. Next door the dining room offers an ideal setting for family meals and also opens onto the balcony. The kitchen is accessed from the dining room and the hall, and is fitted with a selection of wall and base cabinets that accommodate an integrated eye-level oven and grill, a hob, an undercounter dishwasher, and a freestanding fridge freezer. A utility room (with external access) on the lower ground floor houses a wealth of further fitted cabinetry, and offers space for laundry appliances. Completing the first floor is a lounge, which could also be utilised as a fifth double bedroom.

On the lower ground floor, a hall (with storage) leads to the four remaining bedrooms and a bathroom. The generous master suite features a wealth of fitted bedroom furniture and has the added luxury of its own en-suite bathroom with a jacuzzi bathtub, a shower enclosure, a toilet, a bidet, and a basin. The further bedrooms are all spacious doubles and share the family bathroom, which comprises a shower-over-bath with a glazed screen, a basin, a toilet, and a bidet. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is accompanied by delightful gardens to the front, side, and rear with the same breathtaking views as the living room. Private parking is provided by an integral double garage and a large monoblock driveway. EPC Rating - C.

Extras: All fitted floor and window coverings, light fittings, integrated appliances, and fridge freezer to be included in the sale. All furniture is also available, if desired.

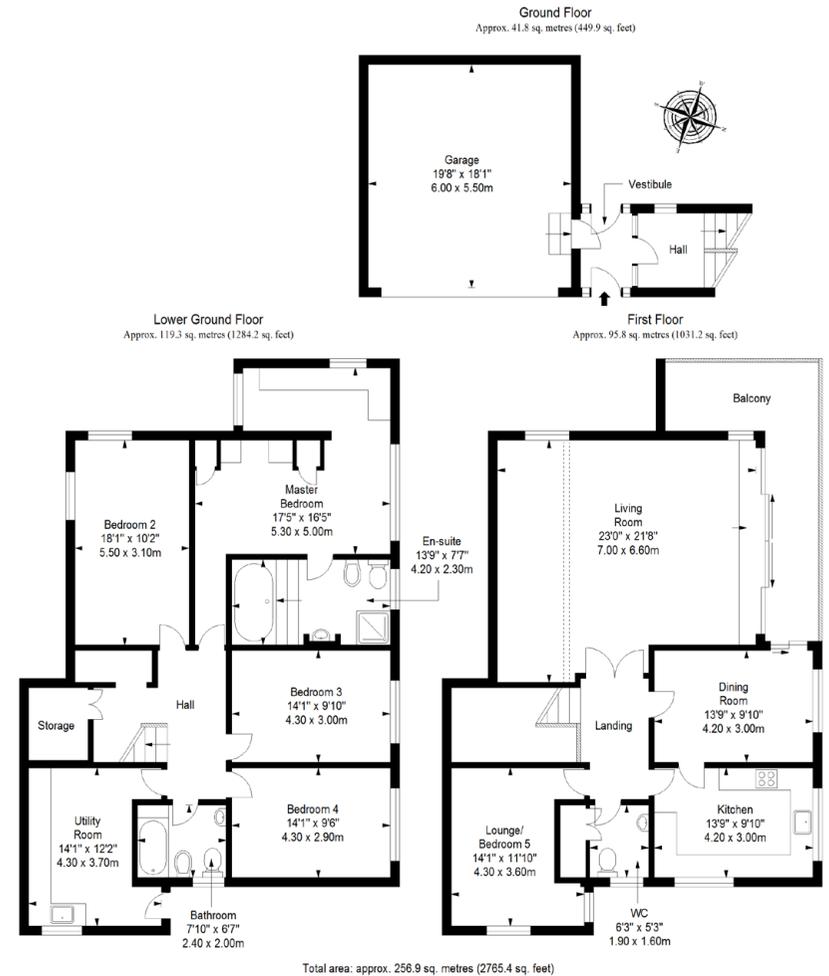


*"...The bright and spacious living room offers flexibility for furniture layouts and features wall-to-wall windows that flood the room with light and frame breathtaking views..."*



## FEATURES

- Well-connected town
- Unique detached house
- Breathtaking views
- Entrance vestibule & hall
- First-floor landing with WC
- Living room with balcony
- Dining room onto balcony
- Spacious kitchen
- En-suite master bedroom
- 3 double bedrooms
- Lounge/Bedroom 5
- Large utility room
- Bright bathroom
- Delightful, vast gardens
- Integral double garage
- Substantial driveway
- GCH & DG



## BO'NESS, WEST LoTHIAN

Nestled on the picturesque banks of the River Forth, the historic town of Bo'ness offers a vibrant and attractive Victorian town centre and peaceful waterside walks. Ideally situated just 18 miles from Edinburgh and just over 30 miles to Glasgow, the town is ideal for commuters wanting a better quality of life. Bo'ness has enjoyed a new lease of life and with various new developments and restoration projects, this historic town is once again growing to its former glory. In the town centre you will find the beautifully refurbished Hippodrome, Scotland's oldest purpose built cinema, offering an outstanding line-up of theatre, cinema and cultural events. The town also enjoys a surprising range of amenities, from eateries, cafés, restaurants, takeaways, independent retailers, larger chain shops, supermarkets, various banks, a Post Office, a gym, a high school and five primary schools. A good range of outdoor pursuits are on offer in the area, including the West Lothian Golf club, four heritage trails, various parks, and formal gardens and parklands at Kinneil Estate. Ideal for commuters, the town provides bus services to nearby Falkirk and Edinburgh and nearby Linlithgow has a train station with regular services to Glasgow and Edinburgh. Its close proximity to the M9 makes commuting by car fast and convenient.

2 PARK PLACE, KIRKCALDY, KY1 1XL, UNITED KINGDOM | 01592 803400/01383 665272 | WWW.THORNTONS-PROPERTY.CO.UK | KIRKEA@THORNTONS-LAW.CO.UK

Branches: Anstruther | Arbroath | Cupar | Dundee | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth | St Andrews

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

esp fife<sup>sp</sup>  
All you need